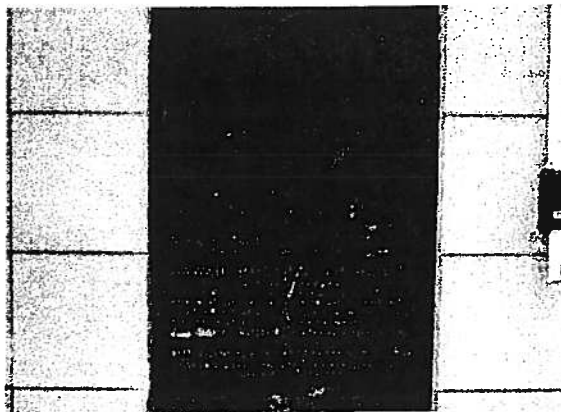


Physical Needs Assessment Inspection Report Kuhio Park Terrace

HCDCH# - HI0P001010

Honolulu, Oahu

Date of Inspection: 2/24/2003



Prepared by

**Inspector: Greg Johnston
Building Inspection Service, Inc
1675 Winding Road
Southampton, PA 18966**

**For HUD - HCDCH
Under subcontract with IBM
Contract # CA-02-146**

Location:

Kuhio Park Terrace is located in Honolulu, Hawaii on the island of Oahu. The site is a few blocks off the central thoroughfare of the Likelike Highway that provides access to the east side of the island through the mountains. The property is located at the base of the mountain.

The surrounding area is suburban. The property is surrounded by low-rise residential housing, commercial properties and a school as well as adjacent to Kuhio Homes, another HCDCH federal public housing property. Access to public transportation nearby and boarded up buildings, vacant lots, visible vandalism, abandoned cars, people loitering and stores that sell liquor are within a 3-block radius.

Site:

The site is designated low-income, family and elderly/disabled. The bedroom sizes range from studios to 4 bedrooms. No units are ADA compliant.

The site is approximately 943,620 square feet. The property has chain link fence around most of the perimeter of the property with some privacy block walls. Remnants of abandoned playground equipment are near the A building, but not currently available.

The City of Honolulu is in the process of constructing a community center between the two high-rise buildings. The property and appropriated grounds are currently being used to complete the construction.

The site is designated low-income, family and elderly/disabled. The bedroom sizes range from studios to 4 bedrooms. No units are ADA compliant.

Structure:

The property is comprised of two- 16 story high-rise structures(built in 1963-4) ; 8 four-plex town/row houses; 4 duplexes, and; 2 single-family dwellings.

The building walls are concrete and suffering from spalled conditions as a result of deferred maintenance. The spalled areas are more pronounced on the B building with exposed rebar visible primarily in the A building and some deterioration on the more recently painted B building. The C, D, and E buildings have spalled concrete with exposed rebar and structural concerns that have caused one building to be taken offline.

The roofs are built-up with deteriorated surfaces and ponding water conditions. The roof drains are not effective due to plant life growing from the roof structure. In some areas the pitch pockets that support the solar collector panels are also deteriorated.

General:

The property was built in 1963-65 and has been through some renovations in 1994. The 2 single-family dwellings and 2 of the 4 duplex buildings are slated for demolition. HCDCH submitted a HOPE VI grant application for the property, however they were not awarded a HOPE VI grant in the 2002 award process.

In the opinion of the inspector, this is one of, if not the most depressed property in the HCDCH portfolio. The inspector recommends careful consideration regarding the sustainability of the property, given its deteriorated physical state and inappropriate structure for the neighborhood. The KPT towers are the only high rises in the neighborhood. Some of the units in the high rise buildings have fire damage and are vacant as a result. Some of the duplex and single-family buildings are already scheduled for demolition. Currently the space in the single-family buildings is offline but being used as commercial space.

According to the HCDCH reports, the site DOES contain lead based paint and asbestos. The property has 1 reported outstanding code violations: the fire alarms are inoperable because of damaged pull stations.

Accessibility:

At the time of the inspection the property didn't meet current ADA accessibility requirements.

To meet these requirements 21 units must be retrofitted at a cost of \$1461,000.

Executive Summary

Building Inspection Service, Inc.

To meet these requirements 51 units must be retrofitted at a cost of \$401,900.

To meet current ADA requirements, parking spaces, curbcuts, and common entryways must be adapted at an additional estimated cost of \$155,000.

ADA compliance information based on representations of property management and only spot checked by inspectors.

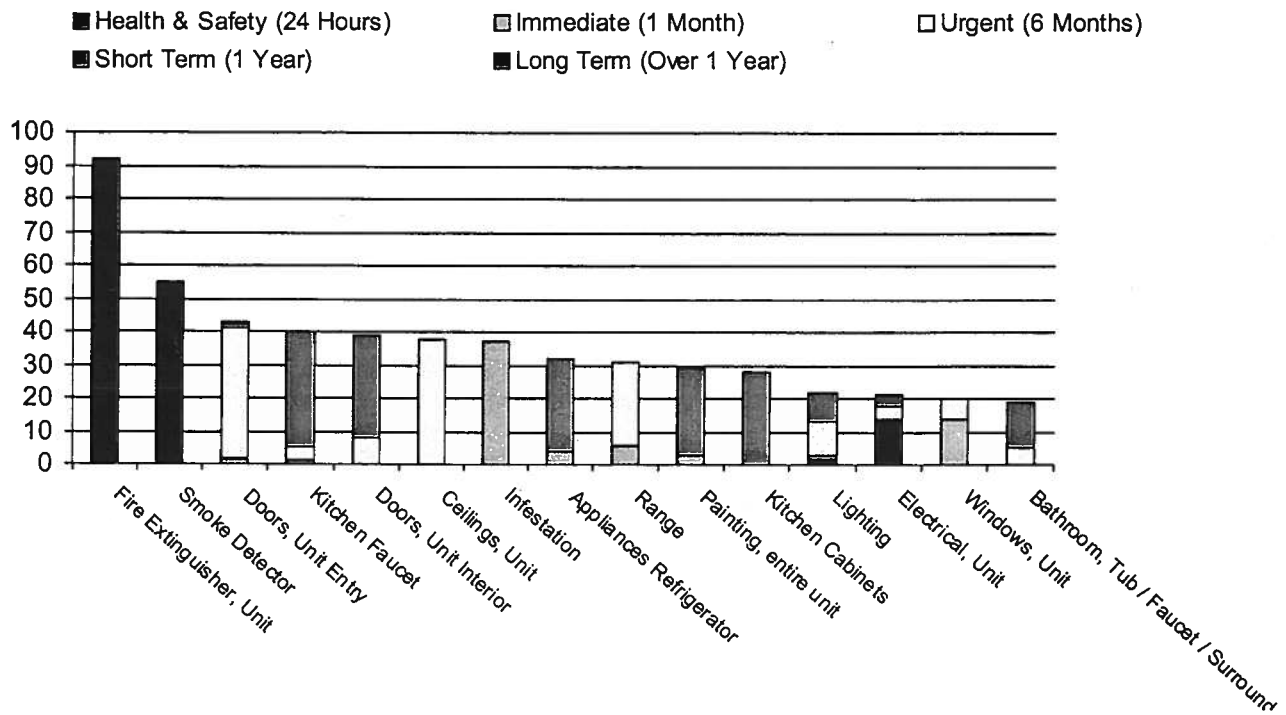
Deficiencies:

732 deficiencies were observed during the inspection of Kuhio Park Terrace.

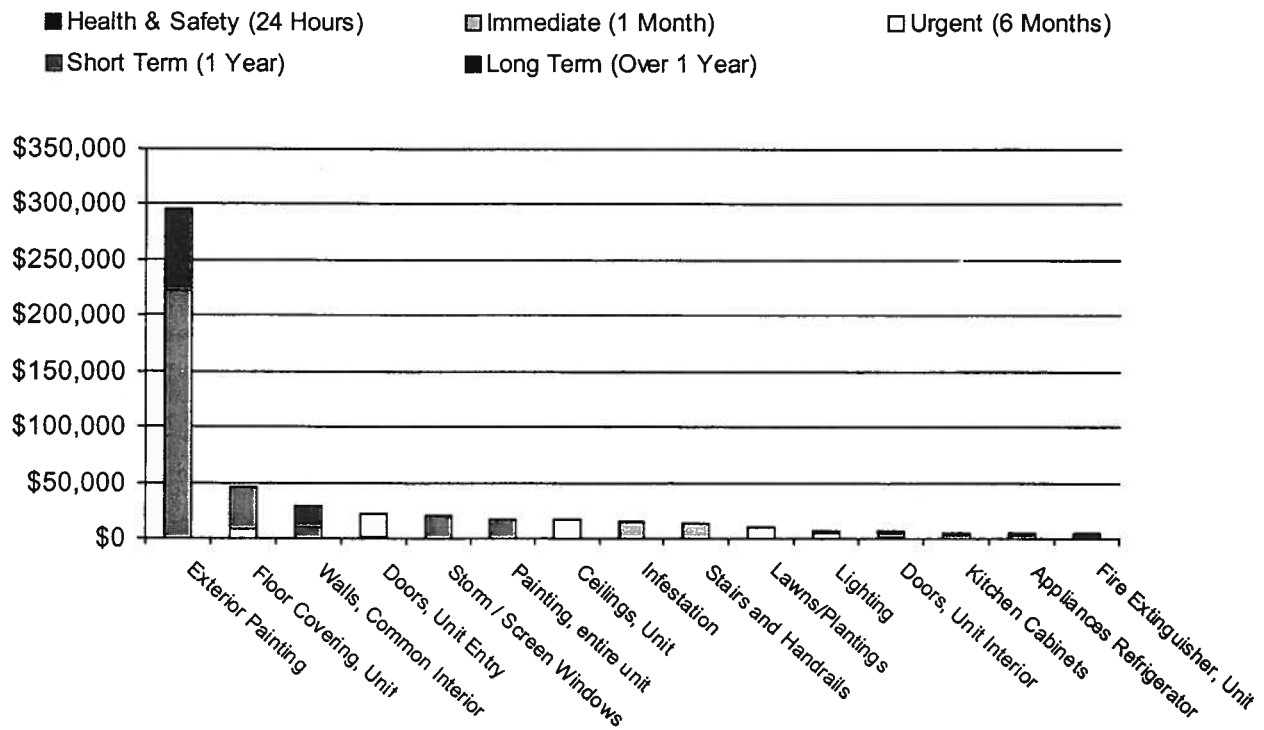
Remedies for these deficiencies are estimated to be \$569,789.

Projecting this cost over the entire property, based on the sample percentage of buildings and units inspected, total remedial costs for the community are estimated to be \$1,855,740.

Top 15 Observed Deficiencies



Top 15 Observed Deficiencies by Remedial Costs



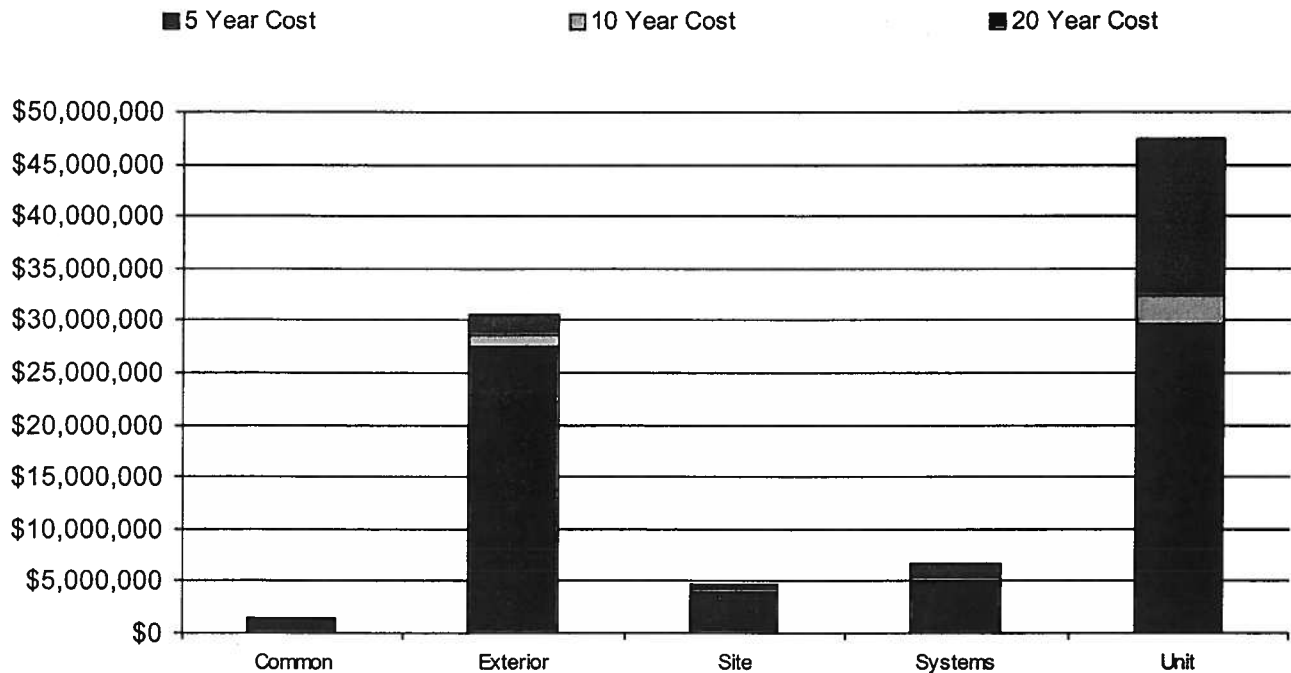
Capital Needs:

The inspection was organized five physical component inspectable areas based upon HUD's Uniform Physical Condition Standards (UPCS): site; building exterior; building systems; common areas; and, units. Items in each of the five areas were quantified in order to calculate replacement costs. In addition, estimates of the remaining useful life (RUL) of the various items in each area were made in order to calculate the probable replacement timeframe.

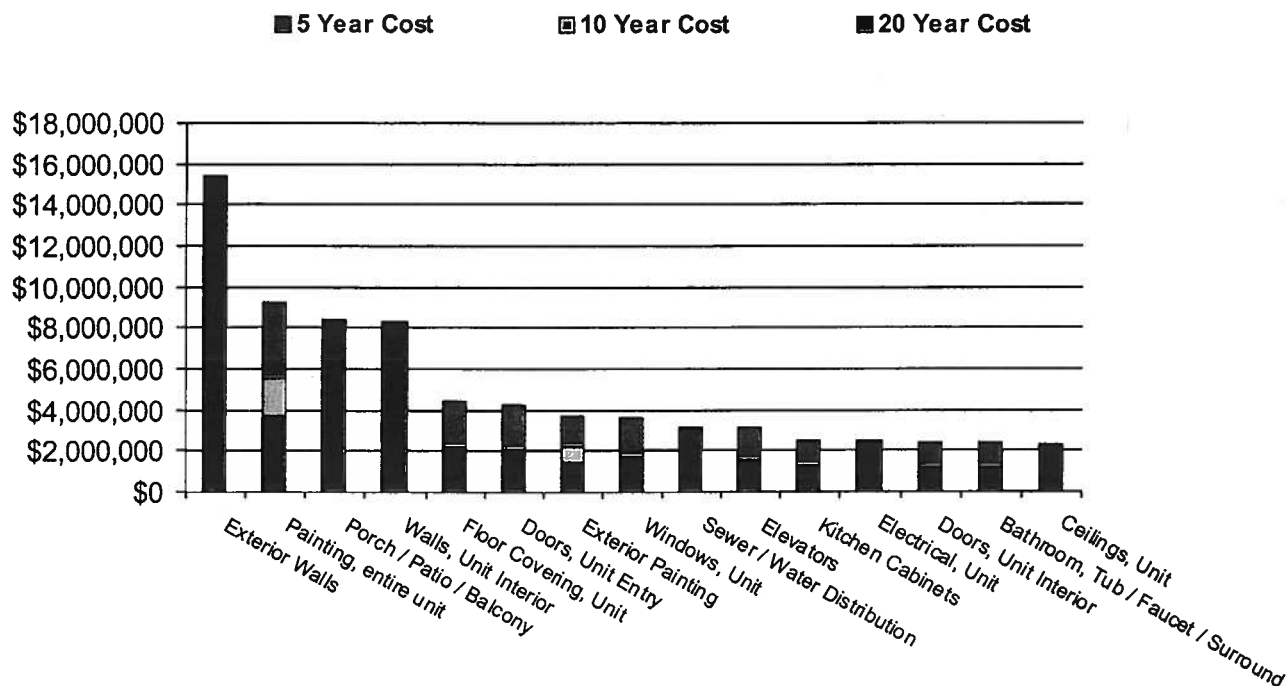
Calculations were performed to obtain an estimate of the capital needs over the next 20 years for Kuhio Park Terrace.

These outlays are projected to total \$90,957,204

Costs are not adjusted for inflation. All costs are in 2003 dollars.

Capital Needs by Area

Top 15 Capital Needs



Financial Summary

There is overlap between the estimated costs of deficiency remedies, and capital needs.

The following summary identifies the remedial costs of deficiencies combined with capital need actions over the next year, five, ten, and twenty years. To minimize the overlap and resultant duplicate cost estimates, this summary excludes all deficiency remedial costs for those items with an estimated remaining useful life (RUL) of less than 1 year. It also excludes all long term deficiency remedial costs for those items with an RUL of less than 2 years.

As a result, the individual deficiency summary and CNA summary figures may not always agree with the totals in the following table.

Remedial Actions over the next year.	\$44,968
Capital needs in the next 5 years.	\$67,266,206
Capital needs from 5 to 10 years.	\$4,119,850
Capital needs from 10 to 20 years.	\$19,571,148
Total Financial Outlay Required	\$91,002,172

Inspector's Observations:

- HCDCH needs to repair the damaged existing fire alarm system. All wet pipe stations have missing hoses or damaged fire boxes and appear to be difficult to make operable by firefighters in the event a fire emergency. Dry piping has not been tested recently. All the fire extinguishers on the property have expired in December 2002. Even though expired fire extinguishers were present in many of the units, many were not hanging from the wall anchors in the kitchen. Instead they were located in various other parts of the units, unavailable or difficult to access in the event of an emergency. Furthermore, we noted empty fire

extinguishers in units that need to be replaced.

- Damaged missing screens and damaged missing window glass and window hardware suggest that these components are past

the end of their normal useful lifespan. Transom windows above doorways were typically damaged and boarded up.

- HCDCH needs to repave and add additional parking for the units. The city streets granting easement to the property are also in need of repaving. The site is in generally poor condition with evidence of unsafe fences, offsets in walks affecting all buildings, and missing railings to stairs with four or more steps.

- Landscaping issues include erosion and ponding areas and trees that have impacted the walkways on the grounds. Vegetation is growing in the building roof drains.

- The site and more specifically to the unit and common area entryway thresholds need handicap accessibility improvement. (There are currently no handicap accessible unit fit-outs although there are some non-permanent modifications made to units)

- Structural portions of the reinforced rebar are exposed at the low and high-rise pathway balconies that allow access to the building's unit doors. Cracks are evident in the concrete railings to the gallery pathway balconies.

- The building exteriors and low-rise building roofs all have seriously damaged surfaces that are impacting the performance of the structure. While much of the building surface is concrete, the wooden portions of the structure and the built up roof systems have suffered from wood rot, insect damages, ponding water issues related to leaking solar panel plumbing, leaking roof drains and deteriorated pitch pockets. Rotted components need immediate replacement. All the building wall surfaces are past due for paint and are suffering from spalling conditions from poor building maintenance and exposed reinforcing rebar.

- The electrical conduits on the exteriors are all corroded. Some of the meter bases are broken with exposed live contacts wired to the full building phase wiring. The glass meter bases also present sharp edges and are within reach (for teenagers and adults). All of the meters and related boxes exposed to the elements have corroded. Building system service panels have missing covers with exposed wiring in common areas.

- The residents relayed concerns about vandalism and were vocal regarding a need for increased security or some form of monitoring in the stairwells to prevent individuals' from urinating and defecating in the stairwells, as well as preventing vandalism and graffiti. The central stairwells are equipped with stairwell doors at each floor. These stairwell doors are all equipped with a 12" x 12" window lights which are broken / missing / or damaged in every case.

- The trash chutes are not performing as intended and backing up into the second floor and higher. The trash chute doors are all inoperative. The trash chutes were repaired in 1998, but there are still problems with the trash chutes at the "Y" union and performance problems are compounded by the poor performance of compactors. Maggot populations near the trash chute areas are spreading into the common walkway areas.

- The elevators are external to the building at the ground level causing exposure to the elements and reducing the normal expected lifespan. The elevators are manufactured by different companies that require additional service personnel to make repairs and complicated parts acquisition. Due to the age of the equipment, there are added expenses to secure remedies when parts aren't available. The residents complained of poor performance of the elevators at peak demand times in the morning and evening.

- The laundry areas have damaged equipment which causes resident conflicts over laundry. Laundry is only allowed to be performed six out of seven days each week, further exacerbating the resident conflicts over laundry.

- Environmental issues include, but are not limited to Lead Based Paint issues that have been confirmed to exist and are only addressed through environmental management techniques of encapsulating the Lead Based Paint with an encapsulating paint that has also deteriorated. Other environmental hazards include pesticide issues from an application to treat termites in 1994 and 9" x 9" tiles that may be asbestos containing materials.

- There are concerns regarding the creation of hot water for the high-rise buildings despite repairs to boiler piping in 1998 and a newer gas boiler system installed in Building B. The boiler in Building B has a poorly designed flue system that appears to be retrofitted to the previously installed gas fired system flue pipe. Although equipped with a barometric draft diverter, the flue pipe design should have been installed to ensure an upward slope alignment to consistently vent in an upward direction. It appears that the new boiler flue system was modified to make use of the pre-existing flue connections where it penetrated the exterior wall. The residents reported inconsistent hot water flow that appears to be based upon demand timeframes and the inability of the current boiler systems to deliver during high demand periods. The supporting solar system used to assist in the creation of additional hot water for energy consumption savings is leaking and ineffective.

Executive Summary

Building Inspection Service, Inc.

- Residents argued during the resident meeting that the high rises only have one viable means of immediate egress from the unit to escape the building. The rear unit patio doors lead to independent unit balcony areas only.
- Building sanitary sewer leakage concerns are evident with building B and currently two units on the ground floor are offline until this issue can be addressed.
- Wall structures placed on the site designed to contain ganged mailboxes are damaged, deteriorated, and in generally poor condition.
- There is a serious problem with insects and mice infesting the buildings and navigating specifically along the bathroom plumbing and trash chute chase ways.
- There are many ceilings composed of concrete with plaster that have suffered from water damage form the unit above each.
- The plumbing hot water supply piping is original with damaged leaking supply in common areas of each unit and moderately repaired

Recommendations:

- Demolition or major rehab is desperately needed to address the items noted above
- The fire alarm is not operational and represents the most serious concern. It can only be addressed by replacement.
- A Structural Engineer should be retained to report on the extent and seriousness of structural problems.

These items represent general issues and observations made by the inspector based on their review of the site, interviews with site management and discussions with residents. These issues may include both deficiencies cited as well as capital needs and other general observations of the entire property.

Site Photographs

Building Inspection Service, Inc.



Front Elevation



Front Elevation



Left View



Right View



Rear View



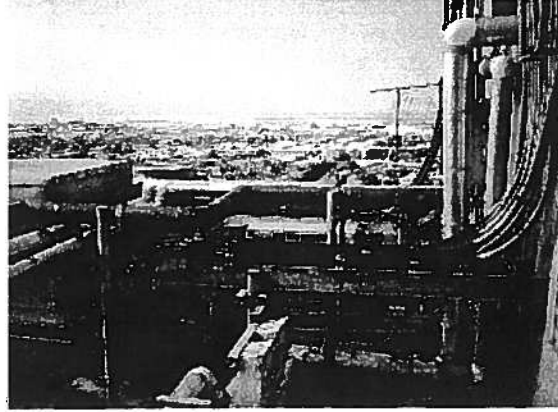
Rear View

Site Photographs

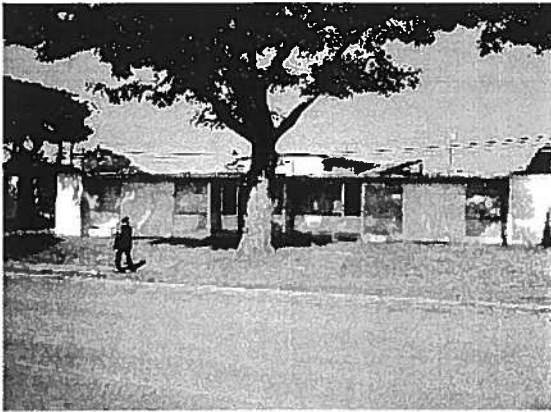
Building Inspection Service, Inc.



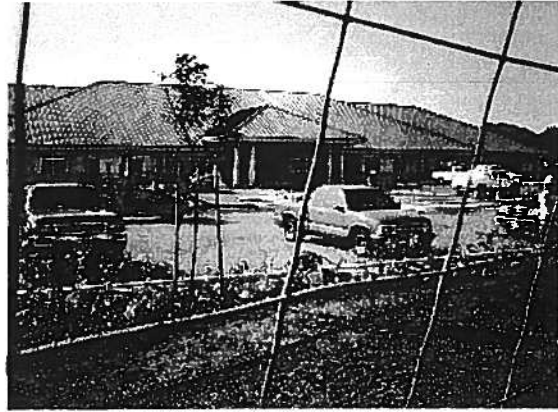
Roof



View from the Roof



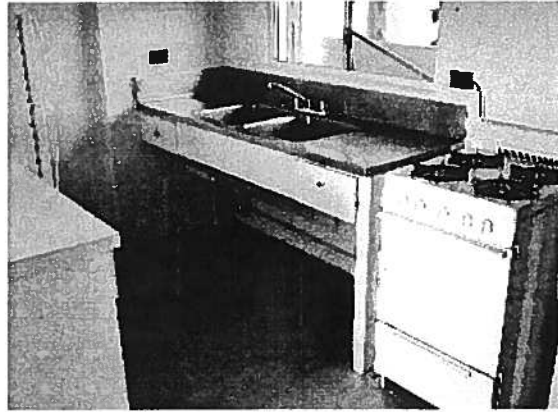
Vacant Building



Community Building



Side View



Typical Kitchen

Site Photographs

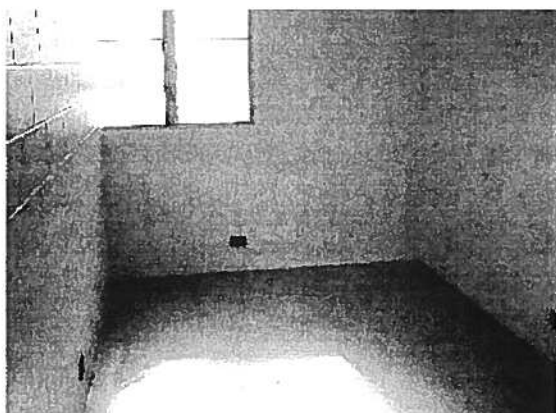
Building Inspection Service, Inc.



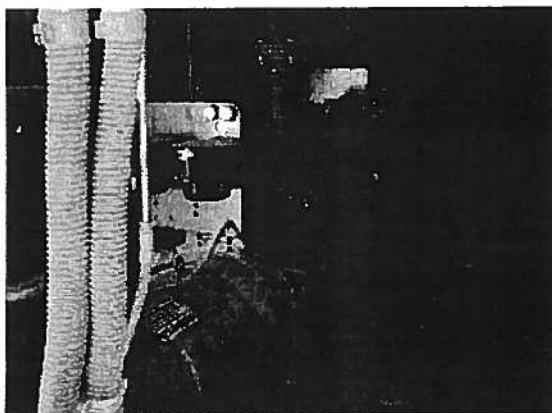
Typical Bathroom



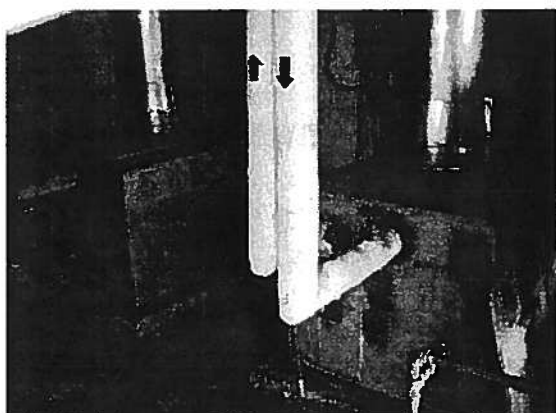
Living Room



Bedroom



Heater Room



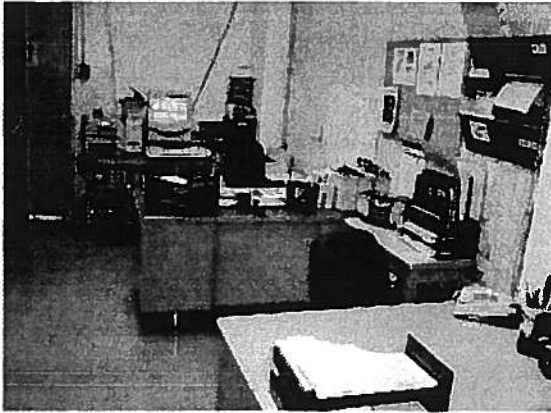
Heater Room



Community Building

Site Photographs

Building Inspection Service, Inc.



Office

General Property Information

Building Inspection Service, Inc.

HCDCH Property Name: **Kuhio Park Terrace**
 Address: **1475 Linapuni Place**
 Island: **Oahu**
 City: **Honolulu** State: **HI**

Project Number: **HI0P001010** Phone: **8088326075**
 Region: **Oahu - Unit 40** Fax: **8088323438**
 Year Constructed: **1964**
 Rehabbed: **1994**

Units:

Property							
	Total	Studio	1 BR	2 BR	3 BR	4 BR	4+ BR
Units:	614	0	48	318	206	42	0
Vacant:	59	0	12	15	29	3	0
Offline:	19	0	0	4	6	9	0

Inspected							
	Total	Studio	1 BR	2 BR	3 BR	4 BR	4+ BR
Units:	93	0	7	48	31	7	0
Vacant:	9	0	2	2	4	1	0
Offline:	1	0	1	0	0	0	0

Buildings:

Property							
	Total	SF	DP	WU	TH	MR/HR	Com
Buildings:	17	2	4	8	0	2	1
Vacant:	0	0	0	0	0	0	0
Offline:	4	2	2	0	0	0	0

Inspected							
	Total	SF	DP	WU	TH	MR/HR	Com
Buildings:	9	0	2	0	4	2	1
Vacant:	0	0	0	0	0	0	0
Offline:	0	0	0	0	0	0	0

Footprints:

Building Profiles																		
	Peri- mete	Ftprmt Sq. Ft.	# Flrs	Roof Type	Wall Type	Patios		Balconies		Extr Lts	*Str Wls	*Ext Drs	*Intr Drs	*SF Wnd	*Intr Lts	*Water Htrs		# of
						Qty	Area	Qty	Area							Qty	Type	
1	1435	18460	16	Built-up	Precast	0	0	274	186	326	4	46	12	240	40	3	Sol & Boil	1
2	1453	18930	16	Built-up	Precast	0	0	298	186	342	4	46	16	250	45	3	Sol & Boil	1
3	219	2294	2	Built-up	Precast	32	160	32	40	12	0	3	25	0	0	8	Hot Water	8
4	248	2226	1	Built-up	Precast	4	160	0	0	2	0	3	25	0	0	4	Hot Water	4
5	154	1113	1	Built-up	Precast	2	160	0	0	2	0	3	25	0	0	2	Hot Water	2
6	316	5832	1	Built-up	Precast	0	0	1	360	6	0	4	7	400	67	1	Hot Water	1

*Common Only-Not covered in unit footprint

Unit Profiles								
	# of BRs	# of Bths	Sqare Feet	Wndws Sq.Ft.	Ext Drs	Int Drs	Clst Drs	# of Units
A	1	1	604	38	3	3	1	48
B	2	1	931	54	2	4	1	318
C	3	1	1062	117	3	5	1	206
D	4	1	2294	204	3	6	1	32
E	4	1.5	2225	138	3	6	1	8
F	4	1.5	1113	138	3	6	1	2

Vacancies							
Total	1 Mo	2 Mo	3 Mo	4 Mo	5 Mo	6+ Mo	
59	59	57	54	56	46	43	

Accessibility							
Resident Type				Handicaped Accessible			
Family	614	Elderly	0	Actual	0	Require	31

Site: Total Square Feet: **943,620** Asphalt/Paved: **157,245** Walkways: **82,870**

Property Representatives:

Name	Name	Phone	Fax	Email Address
Reg Manager	Mike Hee	808-832-5975	808-832-5929	None Available
Site Contact	Robert Faleafine	808-832-6075	808-832-3438	None Available
Maint Super	Clyde Puana	808-832-6079	808-832-3438	None Available
Other Contact	Victor Raquel	808-832-6079	808-832-3438	None Available

Inspection Information:

Date: **24-Feb-03** Property Rep: **Robert Faleafin** Inspector: **Greg Johnston**

A. Site**1 Drainage Components****Description/Current Condition**

The property has 9 flood drains as well as city street storm drains. The drainage components are acceptable however debris was evident in 10% of the city drains. The drainage components are in need of maintenance/repair but may exceed the normal expected lifespan if maintained.

Capital Need AnalysisProperty Item Replacement Cost: Qty:

Footprint

Age*	38
HUL	25
RUL*	10

*Average

Data Capture Instructions

Qty of landscape drains.

Notes:**Deficiencies - Observed & Projected***

Qty	DeficiencyCategories	Cost	Projected *
Short Term (1 Year)			
5	Regrade	\$1,650	\$1,650
Subtotal		\$1,650	\$1,650
Total		\$1,650	\$1,650

* Projected across entire property based on % of units and buildings inspected.

2 Dumpster/Rubbish Enclosures**Description/Current Condition**

There is one concrete enclosure with 8 dumpsters in the A and the B buildings. There are 6 other enclosures located at the remaining buildings. They are original and deteriorated. The dumpster/rubbish enclosures are in need of maintenance/repair, are currently exceeding the remaining useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: Qty: Measurement Lin. Ft.

Age*	38
HUL	10
RUL*	0

*Average

Data Capture Instructions

Linear measurement of enclosure

Notes: The dumpster/rubbish enclosures are in need of maintenance/repair, are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

3 Fencing

Description/Current Condition

There is 8' chain link fencing which is in need of repairs. Approximately 10% is damaged due to falling/leaning issues. There also are 6' concrete/masonry privacy walls at the units which have 40% damaged areas at the tops and centers of walls, and 4' metal wrought fences which were satisfactory. The fencing is currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost: **\$116,664.00**

Measurement **4861** Lin. Ft.

Age*	38
HUL	20
RUL*	2

*Average

Data Capture Instructions

Total linear feet of fence

Notes: There are multiple fencing components which are damaged and exceeding the useful lifespan.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
1	Repair Fence	\$60	\$60
Subtotal		\$60	\$60
Total		\$60	\$60

* Projected across entire property based on % of units and buildings inspected.

4 Lawns/Plantings

Description/Current Condition

The property has grass shrub/plantings and trees. 50% of the trees have been cut down near the high rise buildings with tree stumps remaining. The lawns/plantings are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost: **\$2,288,366.71**

Measurement **1264291** Sq. Ft.

Age*	38
HUL	50
RUL*	0

*Average

Data Capture Instructions

Landscaped area.

Notes: Much of the grass is gone near the high rises as well as trees that have been cut indicating the need for replacement. The conditions impact the performance of the grounds with erosion conditions resulting. Remaining trees are too large, have impacted the walkways and need immediate attention.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
2	Remove Tree	\$11,000	\$11,000
Subtotal		\$11,000	\$11,000
Total		\$11,000	\$11,000

* Projected across entire property based on % of units and buildings inspected.

5 Parking Areas/Roads/Drives**Description/Current Condition**

The property has parking areas for all buildings which are asphalt and appear to be original. They are in need of 100% repaving. The parking areas/roads/drives are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost: \$503,184.00

Measurement 157245 Sq. Ft.

Age*	38
HUL	12
RUL*	0

*Average

Data Capture Instructions

Area of all paved areas (Parking/Roads/Drives)

Notes: The pavement is beyond its normal useful life span with large potholes and decayed surfaces needing replacement.

Deficiencies - Observed & Projected***6 Playground/Benches/Equipment****Description/Current Condition**

The property has evidence of previous playground equipment with 3 swing set structures evident at building A which were removed in 1998. While the presence of these components suggest a playground existed, currently none is available for use by the resident children. 100% of the playground/benches/equipment are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost: \$3,500.00

Measurement 3500 \$

Age*	38
HUL	15
RUL*	0

*Average

Data Capture Instructions

Manual entry of cost - from description

Notes: The property has evidence of previous playground equipment with swing set structures evident at building A. While the component portions suggesting a playground existed is evident, there currently is no playground available for use by the resident children.

Deficiencies - Observed & Projected*

7 Retaining/Decorative Walls**Description/Current Condition**

The property has a concrete retaining wall nearest building B which is fenced above it. The wall is on the edge of the property and 30% is in need of repair. The retaining wall components are damaged and are existing beyond the useful lifespan of the component. The wall is existing beyond its normal useful life span, but would continue to be serviceable if repairs are made soon.

Capital Need AnalysisProperty Item Replacement Cost: Measurement Sq. Ft.

Age*	38
HUL	25
RUL*	0

*Average

Data Capture Instructions

Wall area, (length x height)

Notes: The retaining wall components are damaged and are existing beyond the useful lifespan of the component. The wall is existing beyond its normal useful life span, but would continue to be serviceable if repairs are made soon.

Deficiencies - Observed & Projected***8 Site Lighting****Description/Current Condition**

The lighting components are original high pressure sodium. There is inadequate lighting behind the C, D, and E buildings. 50% of the lighting is in need of maintenance/repair and may require replacement prior to its expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: Qty: Measurement % Attached

Age*	38
HUL	20
RUL*	0

*Average

Data Capture Instructions

Qty of units - % of total "attached" -vs- "pole mounted"

Notes: There is inadequate lighting behind the C, D, and E buildings. The site lighting is in need of maintenance/repair and may require replacement prior to its expected useful life.

Deficiencies - Observed & Projected*

9 Steps

Description/Current Condition

There are scattered original concrete site stairs. 80% of the steps are in poor condition with cracks, offsets, missing railings and undermined soils evident beneath them making them unsafe. The steps are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost: \$1,428.00

Qty: 14 Measurement 8 In. Rise/Step

Age*	38
HUL	40
RUL*	0

*Average

Data Capture Instructions

Qty of steps - In. rise of typical exterior walkway step

Notes: Many step areas are in poor condition with cracks, offsets, missing railings and undermined soils evident beneath them making them unsafe.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
1	Replace Handrail	\$215	\$215
Subtotal		\$215	\$215
Total		\$215	\$215

* Projected across entire property based on % of units and buildings inspected.

10 Walkways

Description/Current Condition

There are scattered original concrete walks. 60% of the walks are in poor condition with cracks, offsets, and undermined soils evident near trees making them unsafe. The walks are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost: \$749,973.50

Measurement 82870 Sq. Ft.

Age*	38
HUL	25
RUL*	0

*Average

Data Capture Instructions

Area of all walkways

Notes: The walks are in poor condition while some of the B building areas have been repaired, the general condition is poor and limits for handicapped accessibility are evident.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
1	Heaved Concrete	\$3,600	\$3,600
Subtotal		\$3,600	\$3,600
Total		\$3,600	\$3,600

* Projected across entire property based on % of units and buildings inspected.

B. Exterior**11 Exterior Painting****Description/Current Condition**

The buildings are concrete with surfaces painted with two colors and casted concrete painted with a third color in the central elevation for buildings A and B. The remaining buildings C, D, E and the community building have one color painted surfaces with trim accents. The paint on the A building is in poor condition and the concrete is showing signs of deterioration as a result. Although the B building was recently painted in 1998, it too has suffered from beginning paint peeling issues. The remaining buildings have serious needs regarding paint and also are deteriorating as a result of the exterior paint. The buildings require repainting.

Capital Need AnalysisProperty Item Replacement Cost:

Footprint

Age*	8
HUL	5
RUL*	0

*Average

Data Capture Instructions

Notes: B Building has been painted more recently but also has evidence of deteriorated paint surfaces.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Short Term (1 Year)			
4	Paint Wall	\$222,750	\$420,750
Subtotal		\$222,750	\$420,750
Long Term (Over 1 Year)			
1	Paint Wall	\$72,650	\$137,228
Subtotal		\$72,650	\$137,228
Total		\$295,400	\$557,978

* Projected across entire property based on % of units and buildings inspected.

12 Fire Escapes**Description/Current Condition**

None present.

Capital Need AnalysisProperty Item Replacement Cost: Qty: Measurement Floors

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

Total # of floors fire escapes cover

Notes:

Deficiencies - Observed & Projected*

13 Foundations**Description/Current Condition**

The buildings all have original poured concrete foundations which are currently in satisfactory condition. The foundations are about to reach their expected life spans and show evidence of deterioration and cracks at the low rise structures indicating needs for replacement.

Capital Need Analysis

Property Item Replacement Cost: \$1,102,988.96

Measurement Ft, Height

Age*	38
HUL	40
RUL*	0

*Average

Data Capture Instructions

Height of foundation (pad to 1st floor - including basement)

Notes: The buildings all have original poured concrete foundations which are currently in satisfactory condition. The Foundations are about to reach their expected life spans and show evidence of deterioration and cracks at the low rise structures indicating needs for replacement.

Deficiencies - Observed & Projected***14 Gutters / Downspouts****Description/Current Condition**

The A & B buildings have roof drains with 6" cast discharge drains routing the water to storm sewers. The roof drains are original and damaged at the roof top areas. Plant life is growing out of roof drains on the A building. The remaining C, D, and E buildings rely on parapet roof drain discharge to evacuate water and appear to require maintenance to prevent clogged conditions with evidence of stains indicating poor performance. The F building has metal gutters running the full span of the building twice on two sides of the structure for the differing roof height configurations. The 328 linear feet of guttering is in poor condition with damaged spans. The roof drainage is in poor condition and in need of immediate repairs or replacement.

Capital Need Analysis

Property Item Replacement Cost: \$272,896.00

Qty: Measurement Lin. Ft.

Age*	38
HUL	15
RUL*	0

*Average

Data Capture Instructions

Linear feet, both downspouts and gutters

Notes: The roof drains on the high rise buildings all need repair. There are no gutter spans on any of the buildings except the community building which has 328 linear feet of 6" gutter in poor condition and in need of replacement.

Deficiencies - Observed & Projected*

15A Insulation, Walls

Description/Current Condition

None present.

Capital Need Analysis

Property Item Replacement Cost:

Measurement % Insulated

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

% of walls insulated

Notes:

Deficiencies - Observed & Projected*

15B Insulation, Ceilings

Description/Current Condition

None present.

Capital Need Analysis

Property Item Replacement Cost:

Measurement % Insulated

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

% of ceilings insulated

Notes:

Deficiencies - Observed & Projected*

16 Lighting, Building - Non Site**Description/Current Condition**

The lighting components are original fluorescent lights. The condition is that of ongoing maintenance. The non site building lighting is in a maintenance condition and exceeding the useful life expectations.

Capital Need AnalysisProperty Item Replacement Cost: **\$250,240.00**

Footprint

Age*	38
HUL	20
RUL*	1

*Average

Data Capture Instructions

Notes: The non site building lighting is in a maintenance condition and exceeding the useful life expectations.

Deficiencies - Observed & Projected***17 Porch / Patio / Balcony****Description/Current Condition**

The balconies are concrete cantilevered to the building with 4 foot high concrete walls and metal railings that extend from the top of the perimeter balcony walls to the ceiling of the next balcony. Many of the anchors to these rails have deteriorated and need to be replaced. Some of the railings were absent posing life threatening issues. Balconies are accessed from patio glass doors. The floors are concrete, there are no windows and there is one incandescent light at each balcony. The structures themselves have exposed rebar visible posing serious concerns for the useful life of the balcony structures. The porches / patios / balconies are in need of maintenance/repair and may require replacement prior to their expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: **\$8,413,600.00**

Footprint

Age*	38
HUL	40
RUL*	2

*Average

Data Capture Instructions

Notes: The porches / patios / balconies are in need of maintenance/repair and may require replacement prior to its expected useful life.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
1	Investigate Structural	\$800	\$1,511
Subtotal		\$800	\$1,511
Total		\$800	\$1,511

* Projected across entire property based on % of units and buildings inspected.

18 Roofs**Description/Current Condition**

The roof is a built up material on all the buildings with deteriorated surfaces and ponding water conditions. The roof drains are not effective with plant life growing from the roof structure. In some areas the pitch pockets that support the solar collector panels are also deteriorated. Solar panel plumbing was also leaking on to the roof surfaces promoting the deterioration of the roof surfaces further. The roofs are in need of maintenance/repair and may require replacement prior to their expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: **\$297,284.00**

Footprint

Age*	9
HUL	10
RUL*	0

*Average

Data Capture Instructions

Notes: The roofs are in need of maintenance/repair and may require replacement prior to its expected useful life.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Short Term (1 Year)			
1	Maintain Roof	\$125	\$236
Subtotal		\$125	\$236
Total		\$125	\$236

* Projected across entire property based on % of units and buildings inspected.

19 Security Screens**Description/Current Condition**

The security bars in place are specifically in the office and common areas of Building A and B only. They appear to be original and in satisfactory condition. The security screens are in satisfactory condition and may require replacement at the end of their expected useful life. Note: the railings on the balconies do provide security and were calculated separately and included also in this category. The A, B, and C buildings have 60,048 sq ft of railings which appear to be original and are in need of maintenance and suffering from rust and corrosion which is also damaging the concrete surfaces of the balcony where they are anchored.

Capital Need AnalysisProperty Item Replacement Cost: **\$12,065.82**Measurement % of Wdws

Age*	38
HUL	15
RUL*	2

*Average

Data Capture Instructions

% of all windows that have security screens

Notes: Note: the railings on the balconies do provide security and were calculated separately and included also in this category. The A, B, and C buildings have 60,048 SF of railings which appear to be original and are in need of maintenance and suffering from rust and corrosion which is also damaging the concrete surfaces of the balcony where they are anchored at about 100% of the railings.

Deficiencies - Observed & Projected*

20 Storm / Screen Windows**Description/Current Condition**

The building windows have screens which are commonly missing and damaged. The condition is in need of maintenance. The storm / screen windows are in need of maintenance/repair, are currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: **\$311,376.00**Measurement **100** % of Wdws

Age*	38
HUL	25
RUL*	0

*Average

Data Capture Instructions

% of all windows that have screen or storm windows

Notes: The storm / screen windows are in need of maintenance/repair, are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Short Term (1 Year)			
6	Replace Window	\$21,105	\$39,865
Subtotal		\$21,105	\$39,865
Total		\$21,105	\$39,865

* Projected across entire property based on % of units and buildings inspected.

21 Exterior Walls**Description/Current Condition**

The building walls are concrete and suffering from spalled concrete conditions as a result of deferred maintenance. The spalled areas are more pronounced on the B building with exposed rebar visible primarily in the A building and some deterioration on the more recently painted B building. The C, D, and E buildings have spalled concrete with exposed rebar and structural concerns that have rendered one D building to be taken offline. The walls are in need of maintenance/repair and may require repairs and perhaps replacement prior to its expected useful life. Note: There are also concrete decorative castings on the high rise buildings which comprise 12104 sq ft on each building.

Capital Need AnalysisProperty Item Replacement Cost: **\$15,398,400.00**

Footprint

Age*	38
HUL	40
RUL*	2

*Average

Data Capture Instructions

Notes: The property wall conditions indicate that the structure is approaching the end of its useful life and while repairs are essential, consideration to replacement should be considered based upon the lifespan expected and the current buildings condition and anticipated performance expectations with the deterioration that has already become evident. Note: There are also concrete decorative castings on the high rise buildings which comprise 12104 SF on each building.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
1	Termite Infestation	\$126	\$238
	Subtotal	\$126	\$238
Urgent (6 Months)			
2	Other	\$640	\$1,209
	Subtotal	\$640	\$1,209
	Total	\$766	\$1,447

* Projected across entire property based on % of units and buildings inspected.

C. Systems**22 Common Water Heaters****Description/Current Condition**

There are boilers providing hot water to the A & B buildings. The boilers are currently exceeding the recommended useful life and requires replacement.

Capital Need AnalysisProperty Item Replacement Cost: \$163,500.00

Age*	38
HUL	25
RUL*	0

*Average

Data Capture Instructions

Footprint

Notes:

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
2	Replace Pipes	\$1,000	\$1,889
2	Solar Piping	\$200	\$378
Subtotal		\$1,200	\$2,267
Total		\$1,200	\$2,267

* Projected across entire property based on % of units and buildings inspected.

23 Electrical, Common

Description/Current Condition

The buildings have approximately 20 + year old electrical service that provides power from electrical utility transformers via underground service laterals. Some of the building service panels have been updated, but most of the building service panels in the mechanical areas have rusted and corroded boxes with missing covers posing life threatening conditions. The electrical systems are in need of maintenance/repair and may require replacement prior to their expected useful life.

Capital Need Analysis

Property Item Replacement Cost: \$137,059.17

Footprint

Age*	20
HUL	40
RUL*	10

*Average

Data Capture Instructions

Notes: The electrical systems are in need of maintenance/repair and may require replacement prior to its expected useful life.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Health & Safety (24 Hours)			
3	Replace Cover	\$165	\$165
1	Replace Meter.	\$300	\$300
1	Replace Outlet/Switch	\$70	\$70
Subtotal		\$535	\$535
Total		\$535	\$535

* Projected across entire property based on % of units and buildings inspected.

24 Elevators

Description/Current Condition

The A and B buildings each have three elevators respectively. There are two standard cabs centrally located for each high rise building and one freight cab for each high rise building. The 4 central main elevators in A & B are original equipment and the 2 freight elevators in A & B were added separately. There are issues with maintenance and elevator operation is unreliable due to exposure to outdoor elements and age. The elevators are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost: \$1,558,800.00

Qty: 6 Measurement 17 Floors

Age*	38
HUL	20
RUL*	0

*Average

Data Capture Instructions

of elevators - avg # of floors per elevators

Notes: The elevators are suffering from age and exposure to the elements impacting the performance. The elevators are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
1	Other	\$1,000	\$1,889
Subtotal		\$1,000	\$1,889
Total		\$1,000	\$1,889

* Projected across entire property based on % of units and buildings inspected.

25 Emergency Generators

Description/Current Condition

There are 4 generators on the property. There are 2 generators located in each high rise building. One generator provides power for elevator operation and one provides general lighting. Each of the four generators is diesel powered and produces approximately 11.5 KW. One of the four generators has recently been replaced. The emergency generators are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost: \$56,000.00

Qty: 4

Age*	38
HUL	30
RUL*	0

*Average

Data Capture Instructions

Qty of generators in property

Notes: The emergency generators are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

26 Emergency Lighting**Description/Current Condition**

The exit lighting is original, damaged and in generally poor condition. The emergency lighting is currently exceeding the recommended useful life and may requires replacement.

Capital Need AnalysisProperty Item Replacement Cost: Qty:

Age*	38
HUL	30
RUL*	0

*Average

Data Capture Instructions

Qty of emergency lights in property

Notes: The emergency lighting is currently exceeding the recommended useful life and may requires replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
2	Replace Lighting.	\$800	\$1,511
Subtotal		\$800	\$1,511
Total		\$800	\$1,511

* Projected across entire property based on % of units and buildings inspected.

27 Exhaust Systems**Description/Current Condition**

The exhaust system is a metal vent which provides exhaust venting of two boiler systems in each of the high rise buildings. The B building has had a recent boiler replacement which utilized the pre-existing flue system and now poses a concern of improper negative slope alignment. It appears that positive slope alignment is not possible based on the retrofitted flue pipe connection to the pre-existing vent line that exits the exterior of the building B and vents upward 16 stories. The exhaust system is in need of maintenance/repair and may require replacement prior to its expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: Qty:

Age*	20
HUL	15
RUL*	5

*Average

Data Capture Instructions

Qty of exhausts in property

Notes: The flue system in A building appears to be performing its intended function; however, the B building flue poses an installation concern and while a remaining life is evident in the flue system component, repairs are necessary to maintain the performance for proper and safe operation.

Deficiencies - Observed & Projected*

28 Fire Alarm System**Description/Current Condition**

The fire alarm pull station is currently listed with the city as having code violations. The alarm pull stations are damaged on all floors of the high rises and have damaged components estimated to exceed 100,000 dollars to repair. The fire alarm systems have currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: Qty: Measurement # of Sensors**Data Capture Instructions**

of sensors/pull switches

Age*	20
HUL	10
RUL*	0

*Average

Notes: The fire alarm systems have currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected***29 Fire Extinguisher/Hoses, Common****Description/Current Condition**

The buildings have fire extinguishers in all the units as well as staged in the common areas. All of the extinguishers observed on the property had expired tags. Dry stand pipe connections have not been recently tested, and the wet pipe systems have damaged cabinets, missing hoses, and may not be operable in event of fire emergency. The fire extinguishers are currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: Qty: Measurement lbs.**Data Capture Instructions**

Qty and size of extinguishers.

Age*	38
HUL	10
RUL*	0

*Average

Notes: The fire extinguishers are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Health & Safety (24 Hours)			
4	Replace Extinguisher	\$500	\$944
1	Replace Hose	\$98	\$184
3	Recharge Extinguisher	\$195	\$368
Subtotal		\$793	\$1,497
Total		\$793	\$1,497

* Projected across entire property based on % of units and buildings inspected.

30 Gas Lines

Description/Current Condition

The gas lines are comprised of 3" diameter black iron pipe supply lines providing liquid propane gas to the units from an on site 1200 gallon storage tank. The tank is fenced currently to prevent unauthorized access. The tank appears to be in satisfactory condition. The gas lines are in satisfactory condition and may require replacement at the end of their expected useful life.

Capital Need Analysis

Property Item Replacement Cost:

Measurement "

Age*	10
HUL	40
RUL*	30

*Average

Data Capture Instructions

Enter size of propane tank - nat. gas systems enter 0.

Notes:

Deficiencies - Observed & Projected*

31 HVAC Components

Description/Current Condition

None present.

Capital Need Analysis

Property Item Replacement Cost:

Qty:

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

Qty of building HVAC units

Notes:

Deficiencies - Observed & Projected*

32 Sewer / Water Distribution**Description/Current Condition**

The plumbing consists of original 1" diameter plumbing lines between floors and 3/4" diameter copper plumbing lines in units stubbed down to 1/2" diameter copper lines leading to the fixtures. The plumbing has corroded specifically in the 1" and 3/4" plumbing lines with evidence of ongoing water leaks on ceilings between floors near the plumbing chases as viewed in the stacked unit buildings. Some repairs have been made to the domestic water supply in the A & B buildings.

The sanitary drain system is comprised of 6" diameter cast iron waste drains between floors of the high rises and 4 " diameter waste drain branches to all units. There are chronic problems with waste drainage in the B building with units taken off line until remedies to these waste drainage lines can be addressed.

The domestic water and sanitary sewer components may be in need of replacement.

Capital Need Analysis

Property Item Replacement Cost: **\$3,143,672.20**

Measurement **150** Ft. to Wtr Main

Age*	38
HUL	40
RUL*	0

*Average

Data Capture Instructions

Avg feet to water/sewer main

Notes: The components are in need of replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Health & Safety (24 Hours)			
2	Repair Soil pipe	\$3,100	\$5,856
Subtotal		\$3,100	\$5,856
Urgent (6 Months)			
2	Clogged Drains	\$80	\$151
2	Missing Covers	\$160	\$302
Subtotal		\$240	\$453
Total		\$3,340	\$6,309

* Projected across entire property based on % of units and buildings inspected.

33 Sprinkler System

Description/Current Condition

None present.

Capital Need Analysis

Property Item Replacement Cost:

Measurement % Area

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

% of total interior area covered

Notes:

Deficiencies - Observed & Projected*

D. Common**34 Accessory Buildings****Description/Current Condition**

There are two older gate houses at each end of the property. It is not certain what the ages of these building are, but they appear to be at least 15 to 20 years old in satisfactory condition. These structures are 6' x 9' poured concrete foundations with wood structures and 4 foot tall perimeter windows and one 3'-0" x 6'-8" security door. The roof is a pitched gable roof with wood shake shingles. The gable roof has 2 foot overhangs comprising 182 sq ft of roof surface. There is one fluorescent light inside the gatehouse and one on the exterior. The accessory buildings are in generally satisfactory condition and may require replacement at the end of their expected useful life spans.

Capital Need AnalysisProperty Item Replacement Cost: Qty: Measurement Sq. Ft.

Age*	25
HUL	40
RUL*	15

*Average

Data Capture Instructions

Total # of buildings, Avg Sq. Ft. - or 1 x Total Sq. Ft

Notes:**Deficiencies - Observed & Projected*****35 Carports****Description/Current Condition**

None present.

Capital Need AnalysisProperty Item Replacement Cost: Qty: Measurement Sq. Ft.

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

Sq Ft of one space

Notes:**Deficiencies - Observed & Projected***

36 Ceilings, Common**Description/Current Condition**

The ceilings of common area space are generally concrete with a covering of plaster in deteriorated condition. The ceilings are in need of maintenance/repair and may require replacement prior to their expected useful life.

Capital Need Analysis

Property Item Replacement Cost: \$59,263.20

Footprint

Age*	38
HUL	40
RUL*	0

*Average

Data Capture Instructions

Notes: The Ceilings are in need of maintenance/repair and may require replacement prior to its expected useful life.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
3	Repair Ceiling	\$420	\$420
Subtotal		\$420	\$420
Total		\$420	\$420

* Projected across entire property based on % of units and buildings inspected.

37A Doors, Common Entry**Description/Current Condition**

The high rise buildings have common area entry doors to the office. It is a 32" steel door. The lobby monitoring station doors and entry doors are 36" steel doors with windows and the interior doors to the F building common areas are 3'-0" x 6'-8" steel doors in a maintenance condition. The entry doors are in need of maintenance/repair.

Capital Need Analysis

Property Item Replacement Cost: \$264,822.00

Footprint

Age*	38
HUL	20
RUL*	5

*Average

Data Capture Instructions

Notes: The doors are generally in serviceable condition provide routine maintenance is performed.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
2	Replace Door.	\$3,838	\$3,838
Subtotal		\$3,838	\$3,838
Total		\$3,838	\$3,838

* Projected across entire property based on % of units and buildings inspected.

37B Doors, Common Closet**Description/Current Condition**

The A & B buildings have common 24" x 6' - 8" solid core janitorial closet doors which are boarded over on many floors and in need of replacement. There are also boarded over closet doors on the ground floors. The F building has (7) 5'-0" x 6'-8" double door closet doors and (1) 32" x 6'-8" single closet door. The interior doors in the F building are generally 32" x 6' - 8" solid core wood doors in maintenance condition. The interior doors are in need of maintenance/repair, are currently exceeding the recommended useful life spans and may require replacement.

Capital Need Analysis**Property Item Replacement Cost:**

Footprint

Age*	38
HUL	40
RUL*	0

*Average

Data Capture Instructions

CNA costs calculated under 37C - Doors, Interior

Notes: While many of the common closet doors are old they are fully functional in the F building. The janitorial closet doors in the high rises are boarded over and damaged.

Deficiencies - Observed & Projected***37C Doors, Common Interior****Description/Current Condition**

The interior doors are generally 32" x 6' - 8" solid core wood doors in a maintenance condition. The interior doors are in need of maintenance/repair, are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis**Property Item Replacement Cost:**

Footprint

Age*	38
HUL	40
RUL*	0

*Average

Data Capture Instructions

Notes: The doors are existing beyond the normal useful life span and may require replacement.

Deficiencies - Observed & Projected*

38 Floors, Common

Description/Current Condition

The common area floors are generally old 9" x 9" vinyl tiles which may contain asbestos containing materials. The general condition of the floors are in a maintenance condition requiring replacement to damaged areas as needed. The floors are currently exceeding the recommended useful life and are in need of replacement.

Capital Need Analysis

Property Item Replacement Cost:

Footprint

Age*	38
HUL	20
RUL*	0

*Average

Data Capture Instructions

Notes: The common area floors are currently exceeding the recommended useful life and are in need of replacement.

Deficiencies - Observed & Projected*

39 Garages

Description/Current Condition

None present.

Capital Need Analysis

Property Item Replacement Cost:

Qty:

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

Qty of garage doors

Notes:

Deficiencies - Observed & Projected*

40 Health & Safety

Description/Current Condition

Health & safety items are only used to record deficiencies as shown below.

Capital Need Analysis

Property Item Replacement Cost:

Age*	
HUL	0
RUL*	

*Average

Data Capture Instructions

Notes:

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
<i>Immediate (1 Month)</i>			
3	Cleaning Labor	\$480	\$480
Subtotal		\$480	\$480
Total		\$480	\$480

* Projected across entire property based on % of units and buildings inspected.

41 Kitchen, Common**Description/Current Condition**

There is a common kitchen in the F building which is comprised of a large commercial stainless steel sink with four basins and two double faucet assemblies. There is also a stainless steel wet bar sink with a double faucet assembly. A 14 cf refrigerator, a 30" gas stove and wooden open cabinets with no doors are present in this kitchen. The kitchen is 130' sq ft with ceramic tile floors, a 4 foot high ceramic tile wainscot on the wall with the remaining wall surface being plaster. The kitchen is in satisfactory condition existing beyond its intended life span and may continue to provide service provided maintenance is performed.

Capital Need AnalysisProperty Item Replacement Cost: **\$7,993.00**Measurement **7993** \$

Age*	38
HUL	15
RUL*	5

*Average

Data Capture Instructions

Manual entry of cost needed - from description

Notes: The common kitchen components are in satisfactory condition and may continue to provide service provided maintenance is performed.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
1	Replace Range	\$575	\$575
1	Replace Vent	\$220	\$220
Subtotal		\$795	\$795
Total		\$795	\$795

* Projected across entire property based on % of units and buildings inspected.

42 Laundry**Description/Current Condition**

The laundry common rooms are located in the A and B buildings. The laundry rooms are 34 x 40 in buildings A & B. The walls are concrete and decorative concrete block castings. The plumbing waste lines visible at the ceiling area of building A are leaking and need to be replaced. The waste drains are open and venting methane gas into the laundry area. None of the dryers in building A or B are directly vented to the exterior. Many of the washers were clogged as well and overflow conditions were observed with the laundry equipment and the plumbing connections. There were 20 washers and 10 dryers in each of the two laundry area. Strong sewer odors and methane gas were evident in the laundry areas posing unhealthy environment in the common area. The laundry area and components are currently exceeding the recommended useful life spans and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: Measurement \$

Age*	38
HUL	20
RUL*	0

*Average

Data Capture Instructions

Manual entry of cost needed - from description

Notes: Strong sewer odors and methane gas evident in the laundry areas posing unhealthy environment in the common area. The laundry area and components are currently exceeding the recommended useful life spans and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
<i>Immediate (1 Month)</i>			
2	Dryer Vent	\$1,500	\$1,500
Subtotal		\$1,500	\$1,500
Total		\$1,500	\$1,500

* Projected across entire property based on % of units and buildings inspected.

43 Lighting, Common**Description/Current Condition**

The building lighting is comprised of incandescent and fluorescent lighting. There are approximately 22 lights per floor on the A and B building common areas plus the building roof lights. The lighting is functioning beyond its expected useful life span and should be replaced soon.

Capital Need Analysis

Property Item Replacement Cost: \$56,620.00

Measurement 75 % Fluorescent

Age*	38
HUL	20
RUL*	0

*Average

Data Capture Instructions

% of total, "fluorescent" -vs- "incandescent"

Notes: The lighting is functioning beyond its expected useful life span and should be replaced soon. There are approximately 22 lights per floor on the A and B building common areas plus the building roof lights.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
1	Replace Wallswitch	\$80	\$80
1	Replace Bulb	\$42	\$42
Subtotal		\$122	\$122
Total		\$122	\$122

* Projected across entire property based on % of units and buildings inspected.

44 Mail Facility**Description/Current Condition**

There are mail facility gang boxes staged in the central open lobby areas in the high-rise buildings. There are also mail facility gang boxes available in the C, D and E buildings located in the central locations but there is no handicapped accessibility. There is no mail associated with the F building. A and B gang boxes are part of the lobby walls in their respective buildings. C, D, and E buildings have metal boxes set in concrete central block walls which are damaged, deteriorated and in need of replacement. The mail facility is in need of maintenance/repair, is currently exceeding the recommended useful life and may requires replacement.

Capital Need Analysis

Property Item Replacement Cost: \$46,050.00

Measurement 50 # / Group

Age*	38
HUL	20
RUL*	0

*Average

Data Capture Instructions

of mailboxes per group or gang.

Notes: A and B gang boxes are part of the lobby wall in their respective buildings. C, D, and E buildings have 3 concrete block walls which are damaged with metal boxes set in , deteriorated and in need of replacement.

Deficiencies - Observed & Projected*

45 Pool**Description/Current Condition**

None present.

Capital Need AnalysisProperty Item Replacement Cost: Measurement Sq. Ft.**Data Capture Instructions**

Square feet of surface area

Notes: None present

Age*	
HUL	
RUL*	

*Average

Deficiencies - Observed & Projected***46 Restrooms, Common****Description/Current Condition**

There are individual common restroom areas in the A and B buildings and the community building has two public restrooms. The A building has a common office restroom. The components in the restrooms were satisfactory.

Capital Need AnalysisProperty Item Replacement Cost: Measurement \$**Data Capture Instructions**

Manual entry of cost needed - from description

Notes:

Age*	38
HUL	15
RUL*	5

*Average

Deficiencies - Observed & Projected*

47 Stairs and Handrails**Description/Current Condition**

The high rise buildings A & B each are comprised of 4 original stairwells. The central stairwells have stairs leading from the ground floor to the roof or 17th floor. There is no 13th floor. The 3 outer original stairwells all have stairs leading from the first floor to the 16th floor. The stairwells have original metal railings which need paint. The condition of the stairwells is poor with ongoing problems from people using the stairwells as areas to urinate and defecate. The activity has caused concrete surface areas to deteriorate and little has been done to improve these areas. The concrete treads are slippery as a result of the frequent power washing performed to minimize the odors and maintain the stairwell areas. The stairs and handrails are in need of a great deal of maintenance/repair and may require replacement prior to its expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: **\$286,878.40**Qty: **8** Measurement **17** Flights

Age*	38
HUL	40
RUL*	2

*Average

Data Capture Instructions

Total floors covered (not counting full building stairwells)

Notes:**Deficiencies - Observed & Projected***

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
2	Reattach Tread Grip	\$12,900	\$12,900
Subtotal		\$12,900	\$12,900
Total		\$12,900	\$12,900

* Projected across entire property based on % of units and buildings inspected.

48 Trash Chutes**Description/Current Condition**

The trash chutes are not performing as intended and backing up into the second floor regions and higher. The trash chute doors are all damaged missing or inoperative. The trash chutes were repaired in 1998, but there are still problems with the trash chutes at the "Y" union with frequent backups extending to the second floors and performance problems are compounded by the poor performance of compactors. Maggot populations near the trash chute areas are spreading into the common walkway areas. The trash chutes are currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: **\$89,700.00**Qty: **2** Measurement **16** Floors

Age*	38
HUL	30
RUL*	0

*Average

Data Capture Instructions

Total floors covered

Notes: The property has had repairs performed to the trash chutes in the past which have proved ineffective. The trash chutes are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
2	Replace Door	\$400	\$400
2	Unclog Chutes	\$200	\$200
Subtotal		\$600	\$600
Total		\$600	\$600

* Projected across entire property based on % of units and buildings inspected.

E. Unit**51A Appliances Refrigerator****Description/Current Condition**

The unit refrigerators are 14 cubic foot replacement refrigerators. Approximately 50% are in poor condition suffering from worn and damaged door seals and rusted casings. Many refrigerators have been replaced and are in satisfactory condition, but the remaining refrigerators may require replacement at the end of their expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: **\$460,500.00**

Footprint

Age*	8
HUL	15
RUL*	7

*Average

Data Capture Instructions

Notes: Some of the refrigerators are being replaced at this time.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
4	Replace Fridge	\$3,000	\$19,806
Subtotal		\$3,000	\$19,806
Short Term (1 Year)			
27	Repair Fridge	\$2,025	\$13,369
1	Replace Fridge	\$750	\$4,952
Subtotal		\$2,775	\$18,321
Total		\$5,775	\$38,127

* Projected across entire property based on % of units and buildings inspected.

51B Range**Description/Current Condition**

The ranges are replacement 20" and 30" gas appliances and are in generally satisfactory condition with need for operational maintenance at the burner components. The ranges are in satisfactory condition and may require replacement at the end of their expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: **\$245,600.00**

Footprint

Data Capture Instructions

Age*	8
HUL	15
RUL*	7

Average*Notes:****Deficiencies - Observed & Projected***

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
4	Replace Burner(s)	\$340	\$2,245
2	Replace Range	\$800	\$5,282
Subtotal		\$1,140	\$7,526
Urgent (6 Months)			
25	Replace Burner(s)	\$1,475	\$9,738
Subtotal		\$1,475	\$9,738
Total		\$2,615	\$17,265

** Projected across entire property based on % of units and buildings inspected.*

51C Vent Hood**Description/Current Condition**

None present.

Capital Need AnalysisProperty Item Replacement Cost: **\$0.00**

Footprint

Data Capture Instructions

Age*	
HUL	
RUL*	

Average*Notes:****Deficiencies - Observed & Projected***

51D Disposal

Description/Current Condition

None present.

Capital Need Analysis

Property Item Replacement Cost:

Measurement % of Units

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

% of units with disposals

Notes:

Deficiencies - Observed & Projected*

51E Dishwasher

Description/Current Condition

None present.

Capital Need Analysis

Property Item Replacement Cost:

Measurement % of Units

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

% of units with dishwashers

Notes:

Deficiencies - Observed & Projected*

51F Washer / Dryer / Hookups**Description/Current Condition**

The washer components are replacement hook ups located at the C, D, E buildings. They are in satisfactory condition and may require replacement at the end of their expected useful life.

Capital Need Analysis

Property Item Replacement Cost:

Measurement % of Units

Age*	8
HUL	10
RUL*	2

*Average

Data Capture Instructions

% of units with hookups

Notes:

Deficiencies - Observed & Projected***52A Bathroom, Accessories****Description/Current Condition**

The medicine cabinets are typically original and in maintenance condition with rusted and pitted surfaces. The bathroom accessories are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost:

Qty:

Age*	38
HUL	15
RUL*	0

*Average

Data Capture Instructions

Qty of accessories per unit

Notes: The bathroom accessories are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Short Term (1 Year)			
14	Replace MedCab	\$4,340	\$28,653
Subtotal		\$4,340	\$28,653
Total		\$4,340	\$28,653

* Projected across entire property based on % of units and buildings inspected.

52B Bathroom, Cabinets/Countertop

Description/Current Condition

None present.

Capital Need Analysis

Property Item Replacement Cost:

Measurement Lin. Ft.

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

Total linear feet in unit

Notes:

Deficiencies - Observed & Projected*

52C Bathroom, Exhaust Fan

Description/Current Condition

None present.

Capital Need Analysis

Property Item Replacement Cost:

Measurement % of Units

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

% of bathrooms with exhaust fans

Notes:

Deficiencies - Observed & Projected*

52D Bathroom, Faucet

Description/Current Condition

The bathroom sink faucets are double handle faucet style and are leaking at valve stems, have pitted surfaces, have broken missing handles and many need aerators. The bathroom faucets are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost: \$131,040.00

Footprint

Age*	38
HUL	15
RUL*	0

*Average

Data Capture Instructions

Notes: The bathroom faucets are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
1	Repair Faucet	\$75	\$495
Subtotal		\$75	\$495
Urgent (6 Months)			
17	Repair Faucet	\$1,275	\$8,418
1	Replace Handle	\$70	\$462
Subtotal		\$1,345	\$8,880
Total		\$1,420	\$9,375

* Projected across entire property based on % of units and buildings inspected.

52E Bathroom, Sink**Description/Current Condition**

The sinks are original wall mounted ceramic sinks in maintenance condition with rusted deteriorated drain baskets. The bathroom sinks are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost: **\$268,320.00**

Footprint

Age*	38
HUL	20
RUL*	0

*Average

Data Capture Instructions

Notes: The bathroom sinks are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
1	Replace Sink	\$430	\$2,839
Subtotal		\$430	\$2,839
Short Term (1 Year)			
12	Misc. Hardware	\$600	\$3,961
Subtotal		\$600	\$3,961
Total		\$1,030	\$6,800

* Projected across entire property based on % of units and buildings inspected.

52F Bathroom, Toilet**Description/Current Condition**

The bathrooms are equipped with original floor mounted toilets that are generally in a maintenance condition. The hardware is in poor condition with many running water conditions in the toilets and damaged and or leaking valve stems. The bathroom toilets are currently exceeding the recommended useful life and may require repairs or replacement.

Capital Need AnalysisProperty Item Replacement Cost: \$112,320.00

Footprint

Age*	38
HUL	15
RUL*	0

*Average

Data Capture Instructions

Notes: The bathroom toilets are currently exceeding the recommended useful life and may require repairs or replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
12	Replace Ballcock	\$1,200	\$7,923
2	Replace Seal	\$200	\$1,320
1	Replace Toilet	\$180	\$1,188
Subtotal		\$1,580	\$10,431
Total		\$1,580	\$10,431

* Projected across entire property based on % of units and buildings inspected.

52G Bathroom, Tub / Faucet / Surround**Description/Current Condition**

The bathrooms are equipped with original ceramic tile shower surrounds that are generally in satisfactory condition. The hardware is in poor condition with many leaking valve stems. The bathroom tubs / faucets / surrounds are currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost:

Footprint

Age*	38
HUL	15
RUL*	0

*Average

Data Capture Instructions

Notes: The bathroom tubs / faucets / surrounds are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
2	Clogged drain	\$80	\$528
1	Disinfect	\$54	\$357
1	Misc. Hardware	\$60	\$396
1	Repair Faucet	\$75	\$495
Subtotal		\$269	\$1,776
Short Term (1 Year)			
1	Clogged drain	\$40	\$264
2	RegROUT Tile	\$300	\$1,981
11	Repair Faucet	\$825	\$5,447
Subtotal		\$1,165	\$7,692
Total		\$1,434	\$9,467

* Projected across entire property based on % of units and buildings inspected.

53 Call for Aid**Description/Current Condition**

None present.

Capital Need AnalysisProperty Item Replacement Cost: Measurement % of Units

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

% of units with "call for aid"

Notes:

Deficiencies - Observed & Projected*

54 Ceilings, Unit**Description/Current Condition**

The ceilings are original plaster. They are in poor condition with areas suffering from water damage commonly discovered in the bathroom areas and hall alcove closet areas due to ongoing plumbing leaks in the chase areas of the high-rises. The ceilings are currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: **\$2,294,121.60**

Footprint

Age*	38
HUL	40
RUL*	0

*Average

Data Capture Instructions

Notes: The unit ceilings are currently in poor condition related to the ongoing water leakage and are in need of immediate repairs. Because the performance of the plumbing repair issues need addressed any repairs to the ceilings would only be temporary.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
38	Repair Ceiling	\$16,761	\$110,660
Subtotal		\$16,761	\$110,660
Total		\$16,761	\$110,660

* Projected across entire property based on % of units and buildings inspected.

55A Doors, Unit Entry**Description/Current Condition**

The entry doors are typically original solid core wood doors. Some had been replaced and were not yet painted and therefore in need of maintenance. Many of the doors showed signs of wear with deteriorated surfaces primarily near the locksets. The entry doors are currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: **\$2,133,600.00**

Footprint

Age*	38
HUL	20
RUL*	0

*Average

Data Capture Instructions

Notes: The entry doors are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
1	Replace Hardware	\$200	\$1,320
1	Replace Door	\$1,400	\$9,243
Subtotal		\$1,600	\$10,563
Urgent (6 Months)			
4	Paint Door	\$400	\$2,641
3	Repair Door	\$600	\$3,961
8	Repair Frame	\$2,880	\$19,014
14	Replace Hardware	\$2,800	\$18,486
10	Replace Door	\$14,000	\$92,430
Subtotal		\$20,680	\$136,532
Short Term (1 Year)			
2	Replace Hardware	\$400	\$2,641
Subtotal		\$400	\$2,641
Total		\$22,680	\$149,737

* Projected across entire property based on % of units and buildings inspected.

55B Doors, Unit Closet**Description/Current Condition**

There is typically 1 original louver style closet door in each unit. There were solid core sliding doors in the one bedrooms. The louvers were often damaged. The closet doors are currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: **\$435,940.00**

Footprint

Age*	38
HUL	20
RUL*	0

*Average

Data Capture Instructions

Notes: The closet doors are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Short Term (1 Year)			
3	Replace Door	\$1,950	\$12,874
Subtotal		\$1,950	\$12,874
Total		\$1,950	\$12,874

* Projected across entire property based on % of units and buildings inspected.

55C Doors, Unit Interior**Description/Current Condition**

Interior doors consist of 2 doors in a one bedroom, 3 doors in a two bedroom, 4 doors in a three bedroom and 6 doors in a four bedroom. The doors are original and are in a maintenance condition. There was evidence of termite infestation in several of the inspected door frames and many deteriorated surfaces as well as damaged hardware issues. They are currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: **\$1,214,100.00**

Footprint

Age*	38
HUL	20
RUL*	0

*Average

Data Capture Instructions

Notes: The interior doors are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
2	Replace Hardware	\$200	\$1,320
6	Replace Door	\$1,120	\$7,394
Subtotal		\$1,320	\$8,715
Short Term (1 Year)			
3	Paint Door	\$300	\$1,981
2	Repair Frame	\$720	\$4,754
10	Replace Hardware	\$1,100	\$7,262
16	Replace Door	\$2,660	\$17,562
Subtotal		\$4,780	\$31,558
Total		\$6,100	\$40,273

* Projected across entire property based on % of units and buildings inspected.

56 Electrical, Unit

Description/Current Condition

The unit service panels are original circuit breaker panels. They were in satisfactory condition with exception to some open knockouts discovered in one panel. Because the panels are original, no updates were discovered with respect to ground fault circuit protection within the panels or the unit kitchen and bathroom areas. The unit electrical systems are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost: \$2,447,825.54

Footprint

Age*	38
HUL	25
RUL*	0

*Average

Data Capture Instructions

Notes: The unit electrical systems are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Health & Safety (24 Hours)			
3	Breaker Blank	\$165	\$1,089
11	Replace Cover	\$615	\$4,060
Subtotal		\$780	\$5,150
Urgent (6 Months)			
1	Panel Access	\$50	\$330
3	Replace GFI	\$225	\$1,485
Subtotal		\$275	\$1,816
Short Term (1 Year)			
3	Replace Cover	\$165	\$1,089
Subtotal		\$165	\$1,089
Total		\$1,220	\$8,055

* Projected across entire property based on % of units and buildings inspected.

57 Fire Extinguisher, Unit**Description/Current Condition**

The buildings have replacement fire extinguishers in all the units as well as staged in the common areas. All of the extinguishers observed on the property had expired tags. Some of the unit extinguishers were missing from their intended mounting brackets commonly found in the kitchen, and some extinguishers were empty. The fire extinguishers are in need of maintenance/repair and may require replacement prior to their expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: **\$67,540.00**

Footprint

Age*	8
HUL	10
RUL*	0

*Average

Data Capture Instructions

Notes: The fire extinguishers are in need of maintenance/repair and may require replacement prior to its expected useful life.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Health & Safety (24 Hours)			
90	Recertify Extinguisher	\$5,400	\$35,652
2	Recharge Extinguisher	\$130	\$858
Subtotal		\$5,530	\$36,510
Total		\$5,530	\$36,510

* Projected across entire property based on % of units and buildings inspected.

58 Floor Covering, Unit**Description/Current Condition**

The unit floor coverings are typically original 9" x 9" VCT with repairs being made using new 1' x 1' VCT. The floor coverings were in a maintenance condition with repairs being made as needed. The floor covering is currently exceeding the recommended useful life and may requires replacement.

Capital Need AnalysisProperty Item Replacement Cost: **\$2,230,396.00**

Footprint

Age*	38
HUL	20
RUL*	0

*Average

Data Capture Instructions

Notes: There appeared to be more of the old 9" x 9" VCT observed than the new 1' x 1' VCT at a percentage rate of about 80% to 20%. The floor covering is currently exceeding the recommended useful life and may requires replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
5	Retile Floor	\$9,075	\$59,915
Subtotal		\$9,075	\$59,915
Short Term (1 Year)			
13	Retile Floor	\$37,455	\$247,284
Subtotal		\$37,455	\$247,284
Total		\$46,530	\$307,198

* Projected across entire property based on % of units and buildings inspected.

59 Health & Safety

Description/Current Condition

Health & safety items are only used to record deficiencies as shown below.

Capital Need Analysis

Property Item Replacement Cost:

Age*	
HUL	0
RUL*	

*Average

Data Capture Instructions

Notes:

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Health & Safety (24 Hours)			
1	No Egress	\$100	\$660
Subtotal		\$100	\$660
Immediate (1 Month)			
8	Trip Hazard	\$240	\$1,585
Subtotal		\$240	\$1,585
Total		\$340	\$2,245

* Projected across entire property based on % of units and buildings inspected.

60 HVAC Components

Description/Current Condition

None present.

Capital Need Analysis

Property Item Replacement Cost:

Measurement % of Units

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions

% of units with air conditioners

Notes:

Deficiencies - Observed & Projected*

61 Infestation**Description/Current Condition**

Evidence of termite infestations were discovered in the unit door frames. Roach populations were observed primarily in the unit kitchens and near the plumbing chases configured near the unit alcove closet areas close to the bathroom. The infestations were Health & safety items captured in deficiency area and are in need of maintenance/repair.

Capital Need AnalysisProperty Item Replacement Cost:

Age*	
HUL	0
RUL*	

*Average

Data Capture Instructions**Notes:****Deficiencies - Observed & Projected***

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
29	Roaches/Ants	\$10,875	\$71,798
1	Rodents	\$375	\$2,476
7	Termites	\$3,938	\$25,996
Subtotal		\$15,188	\$100,270
Total		\$15,188	\$100,270

* Projected across entire property based on % of units and buildings inspected.

62A Kitchen Cabinets**Description/Current Condition**

The base cabinets are original solid wood 14 linear feet long. The condition of the base cabinets are in an ongoing maintenance condition and have exceeded their normal useful life spans. The wall cabinets are original solid wood 16 linear feet long. The condition of the wall cabinets are in an ongoing maintenance condition and have exceeded their normal useful life spans. The kitchen cabinets are currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: **\$1,246,420.00**Measurement **14** Lin. Ft.

Age*	38
HUL	20
RUL*	0

*Average

Data Capture Instructions

Linear feet of upper cabinets only in average unit. (lower cabinets taken from counter measurements)

Notes: The kitchen cabinets are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Short Term (1 Year)			
28	Replace Doors	\$5,850	\$38,623
Subtotal		\$5,850	\$38,623
Total		\$5,850	\$38,623

* Projected across entire property based on % of units and buildings inspected.

62B Kitchen Counters**Description/Current Condition**

The stainless steel sinks are original one piece configurations with the countertops and generally 8 linear feet long. There is one deep bowl and one shallow bowl. The condition of the sink / counters is satisfactory and may continue to have a useful life span for many years if maintained. There is an additional countertop that is wood with laminate surface and comprises 20 sq ft.

Capital Need AnalysisProperty Item Replacement Cost: **\$235,776.00**Measurement **12** Lin. Ft.

Age*	38
HUL	20
RUL*	5

Average*Data Capture Instructions**

Linear feet in average unit

Notes: The stainless steel sinks are one piece configurations with the countertops and are in very good condition considering age and use. The condition of the sink / counters is satisfactory and may continue to have a useful life span for many years if maintained.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Short Term (1 Year)			
1	Replace Counters	\$384	\$2,535
Subtotal		\$384	\$2,535
Total		\$384	\$2,535

*** Projected across entire property based on % of units and buildings inspected.**

62C Kitchen Faucet**Description/Current Condition**

The kitchen sink faucets are double handle faucet style and are leaking at valve stems, have pitted surfaces, broken/missing handles and many need aerators. The bathroom faucets are currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: **\$92,100.00**

Footprint

Data Capture Instructions

Age*	38
HUL	15
RUL*	0

*Average

Notes: The bathroom faucets are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
1	Repair Faucet	\$75	\$495
Subtotal		\$75	\$495
Urgent (6 Months)			
4	Repair Faucet	\$300	\$1,981
Subtotal		\$300	\$1,981
Short Term (1 Year)			
34	Repair Faucet	\$2,550	\$16,835
1	Replace Faucet	\$125	\$825
Subtotal		\$2,675	\$17,661
Total		\$3,050	\$20,137

* Projected across entire property based on % of units and buildings inspected.

62D Kitchen Sink

Description/Current Condition

The stainless steel sinks are original one piece configurations with the countertops and are generally 8 linear feet long. There is one deep bowl and one shallow bowl. The condition of the sink / counters is satisfactory and may continue to have a useful life span for many years if maintained.

Capital Need Analysis

Property Item Replacement Cost: \$196,480.00

Footprint

Age*	38
HUL	20
RUL*	10

*Average

Data Capture Instructions

Notes: The stainless steel sinks are one piece configurations with the countertops and are in very good condition considering age and use. The condition of the sink / counters is satisfactory and may continue to have a useful life span for many years if maintained.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
1	Repair Drain Leak	\$60	\$396
1	Repair Supply Leak	\$60	\$396
1	Replace Drain	\$100	\$660
Subtotal		\$220	\$1,452
Total		\$220	\$1,452

* Projected across entire property based on % of units and buildings inspected.

63 Lighting**Description/Current Condition**

There are typically 6 original incandescent light fixtures per unit + 1 for each bedroom. The lights are in a maintenance condition, are currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: **\$392,960.00**Measurement % Fluorescent

Age*	38
HUL	30
RUL*	0

*Average

Data Capture Instructions

% of total, "fluorescent" -vs- "incandescent"

Notes: The lights are in a maintenance condition, is currently exceeding the recommended useful life and may requires replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Health & Safety (24 Hours)			
1	Repair Fixture	\$75	\$495
1	Replace Fixture	\$320	\$2,113
Subtotal		\$395	\$2,608
Immediate (1 Month)			
1	Repair Fixture	\$75	\$495
Subtotal		\$75	\$495
Urgent (6 Months)			
1	Replace Wallswitch	\$70	\$462
9	Replace Fixture	\$5,120	\$33,803
Subtotal		\$5,190	\$34,265
Short Term (1 Year)			
5	Replace Cover	\$322	\$2,126
1	Replace Wallswitch	\$70	\$462
3	Replace Fixture	\$960	\$6,338
Subtotal		\$1,352	\$8,926
Total		\$7,012	\$46,294

* Projected across entire property based on % of units and buildings inspected.

64 Painting, entire unit**Description/Current Condition**

The paint inside the units was in a maintenance condition with peeling paint issues in many of the units specifically in the bathroom areas. Some of the units were found to have original paint and many were in need of paint. Unit walls and ceiling paint would likely be an average of 3100 SF. The unit painting is in need of maintenance/repair, is currently exceeding the recommended useful life and may requires repainting.

Capital Need AnalysisProperty Item Replacement Cost: **\$1,840,419.27**

Footprint

Age*	10
HUL	5
RUL*	0

*Average

Data Capture Instructions

Notes: Some of the units were found to have original paint and many were in need of paint. Unit walls and ceiling paint would likely be an average of 3100 SF. The unit painting is in need of maintenance/repair, is currently exceeding the recommended useful life and may requires repainting.

Deficiencies - Observed & Projected*

Qty	Deficiency/Categories	Cost	Projected *
Immediate (1 Month)			
3	Disinfect/Repaint	\$600	\$3,961
Subtotal		\$600	\$3,961
Short Term (1 Year)			
26	Repaint	\$16,275	\$107,450
Subtotal		\$16,275	\$107,450
Total		\$16,875	\$111,411

* Projected across entire property based on % of units and buildings inspected.

65 Smoke Detector**Description/Current Condition**

The smoke detectors are battery operated devices only and for the majority of the units were found to be inoperative due to dead batteries. The devices were 50% old and 50% replaced, however, there were chronic problems with the maintenance of the batteries. The smoke detectors are in a maintenance condition and devices may require replacement prior to their expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: Qty:

Age*	5
HUL	15
RUL*	0

*Average

Data Capture Instructions

Avg # of smoke detectors per unit.

Notes: The smoke detectors are in a maintenance condition and devices may require replacement prior to its expected useful life.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Health & Safety (24 Hours)			
55	Replace Detector	\$4,125	\$27,234
Subtotal		\$4,125	\$27,234
Total		\$4,125	\$27,234

* Projected across entire property based on % of units and buildings inspected.

66 Stairs and Handrails**Description/Current Condition**

The interior stairs in the two story four -plex C building units are in satisfactory condition and may require replacement at the end of their expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: Measurement % of Units

Age*	38
HUL	40
RUL*	2

*Average

Data Capture Instructions

% of units with interior stairs

Notes: The stairs exist in the 32 units located in the C buildings.

Deficiencies - Observed & Projected*

67 Storm/Screen Doors**Description/Current Condition**

The C, D, E buildings have wooden screen / storm doors that are 3'-0" x 6'-8" which are in maintenance condition. The storm/screen doors are in need of maintenance/repair and may require replacement prior to their expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: **\$533,400.00**

Age*	15
HUL	25
RUL*	5

*Average

Data Capture Instructions

Notes: The storm/screen doors are in need of maintenance/repair and may require replacement prior to its expected useful life.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Short Term (1 Year)			
5	Replace Hardware	\$300	\$1,981
1	Replace Door	\$350	\$2,311
Subtotal		\$650	\$4,291
Total		\$650	\$4,291

* Projected across entire property based on % of units and buildings inspected.

68A Walls, Unit Interior**Description/Current Condition**

The walls are original drywall and plaster in satisfactory condition. They may require replacement at the end of their expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: **\$8,293,256.17**

Footprint

Age*	38
HUL	40
RUL*	2

*Average

Data Capture Instructions**Notes:****Deficiencies - Observed & Projected***

Qty	DeficiencyCategories	Cost	Projected *
Short Term (1 Year)			
3	Repair Wall	\$1,680	\$11,092
Subtotal		\$1,680	\$11,092
Total		\$1,680	\$11,092

* Projected across entire property based on % of units and buildings inspected.

68B Trim**Description/Current Condition**

None present.

Capital Need AnalysisProperty Item Replacement Cost:

Footprint

Age*	
HUL	
RUL*	

*Average

Data Capture Instructions**Notes:****Deficiencies - Observed & Projected*****69 Water Heater, Unit****Description/Current Condition**

The units water heaters are 30 gallon gas water heaters and are replacements that have various ages. Some have leaks and need repairs.

Capital Need AnalysisProperty Item Replacement Cost: Measurement % of Units

Age*	8
HUL	15
RUL*	4

*Average

Data Capture Instructions

% of units with individual water heaters

Notes:**Deficiencies - Observed & Projected***

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
2	Replace Pipes	\$200	\$1,320
2	Replace Heater	\$1,400	\$9,243
Subtotal		\$1,600	\$10,563
Urgent (6 Months)			
1	Replace Heater	\$700	\$4,622
Subtotal		\$700	\$4,622
Total		\$2,300	\$15,185

* Projected across entire property based on % of units and buildings inspected.

70 Windows, Unit**Description/Current Condition**

The windows are generally jalousie style with some sliding windows located in the kitchen and bathroom portions of the units in the A & B buildings. They were typically missing screens, had damaged/missing window glass and the window hardware was either damaged or missing and difficult to operate. This is an indication that these components are past their normal useful lifespan. Transom windows above doorways were typically damaged and/or boarded over. The windows are currently exceeding the recommended useful life and may require replacement.

Capital Need AnalysisProperty Item Replacement Cost: **\$1,785,210.00**

Footprint

Age*	38
HUL	15
RUL*	0

*Average

Data Capture Instructions

Notes: The windows are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Immediate (1 Month)			
14	Replace Glass	\$968	\$6,388
Subtotal		\$968	\$6,388
Urgent (6 Months)			
1	Repair Window	\$70	\$462
5	Replace Hardware	\$250	\$1,651
Subtotal		\$320	\$2,113
Total		\$1,288	\$8,501

* Projected across entire property based on % of units and buildings inspected.

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Health & Safety (24 Hours)				
A		23: Electrical, Common	Broken meter base at unit which was not in the sample. Bare wires were exposed.	Replace meter base
A		23: Electrical, Common	Missing Covers: Panel Box on roof top tank room missing with exposed bare wires.	Replace panel cover
A		23: Electrical, Common	Storage room in wing II has broken outlet with exposed electrical wires.	Replace outlet
A		29: Fire Extinguisher/Hoses, Common	Fire extinguisher: Not Where It Should Be	Replace fire extinguisher
A		29: Fire Extinguisher/Hoses, Common	Fire extinguisher: Certification Has Expired	Have Fire Extinguisher Inspected and Tagged
A		23: Electrical, Common	The maintenance area light switch missing cover with exposed bare wires.	Replace switch cover plate
A		23: Electrical, Common	Service panel missing cover.	Replace panel cover
A		32: Sewer / Water Distribution	The sanitary drains in the A building are open with sewer gas/ methane detected representing unhealthy conditions.	Repair WDV plumbing in laundry rooms.
A	A0203	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0203	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A0205	59: Health & Safety	Emergency/Fire Exits: Blocked/Unusable	Create emergency egress point.
A	A0205	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A0205	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0207	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A0207	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0217	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A0405	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A0405	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0408	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0504	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A0504	63: Lighting	The lighting is damaged with exposed bare wires.	Replace lighting
A	A0504	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged

Observed Deficiencies
Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Health & Safety (24 Hours)				
A	A0516	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0518	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A0518	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0610	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0618	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0702	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0702	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A0803	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0805	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0806	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0806	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A0806	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0814	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0814	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A0815	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0817	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0817	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A0817	56: Electrical, Unit	Outlet Cover: Missing/Cracked Exposing Wires	Replace outlet cover
A	A0907	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A0907	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1001	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1001	56: Electrical, Unit	Outlet Cover: Missing/Cracked Exposing Wires	Replace outlet cover

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Health & Safety (24 Hours)				
A	A1011	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1011	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1016	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1103	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1103	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1109	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1109	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1204	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1205	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1214	56: Electrical, Unit	Outlet Cover: Missing/Cracked Exposing Wires	Replace outlet cover
A	A1214	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1214	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1411	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1411	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1411	56: Electrical, Unit	Outlet Cover: Missing/Cracked Exposing Wires	Replace outlet cover
A	A1416	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1416	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1510	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1510	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1510	56: Electrical, Unit	Outlet Cover: Missing/Cracked Exposing Wires	Replace outlet cover
A	A1516	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1516	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1604	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1604	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Health & Safety (24 Hours)				
A	A1608	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1617	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1618	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1618	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1703	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1703	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1713	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1713	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1718	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
A	A1718	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
A	A1718	63: Lighting	The lighting is damaged with exposed bare wires.	Replace damaged lighting
B		29: Fire Extinguisher/Hoses, Common	Fire extinguisher: Certification Has Expired	Have Fire Extinguisher Inspected and Tagged
B		29: Fire Extinguisher/Hoses, Common	Fire extinguisher: Not Where It Should Be	Replace missing extinguisher
B		32: Sewer / Water Distribution	The sanitary drains in the B building are open with sewer gas/ methane detected representing unhealthy conditions.	Repair WDV plumbing in laundry rooms.
B	B0111	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0112	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0205	56: Electrical, Unit	Hall Switch Cover: Missing/Cracked Exposing Wires	Replace switch cover
B	B0205	56: Electrical, Unit	Open port; breaker blank missing.	Install blank in empty breaker port.
B	B0205	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0205	56: Electrical, Unit	Outlet Covers: Missing/Cracked Exposing Wires in bedroom 1 & 2	Replace outlet cover
B	B0208	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Health & Safety (24 Hours)				
B	B0211	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0217	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0306	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0306	65: Smoke Detector	Inoperable smoke detector	Replace smoke detector
B	B0308	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0308	65: Smoke Detector	Inoperable smoke detector	Replace smoke detector
B	B0317	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0317	65: Smoke Detector	Inoperable smoke detector	Replace smoke detector
B	B0404	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0408	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0408	65: Smoke Detector	Inoperable smoke detector	Replace smoke detector
B	B0413	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0413	56: Electrical, Unit	Outlet Cover: Missing/Cracked Exposing Wires	Replace outlet cover
B	B0414	65: Smoke Detector	Inoperable smoke detector	Replace smoke detector
B	B0414	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0419	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0602	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0603	65: Smoke Detector	Inoperable smoke detector	Replace smoke detector
B	B0603	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0606	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0606	56: Electrical, Unit	Outlet Cover: Missing/Cracked Exposing Wires -- in living room	Replace outlet cover
B	B0612	65: Smoke Detector	Inoperable smoke detector	Replace smoke detector
B	B0612	56: Electrical, Unit	Switch Cover: Missing/Cracked Exposing Wires in closet	Replace switch cover

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Health & Safety (24 Hours)				
B	B0708	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0708	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B0711	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0711	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B0712	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0713	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B0713	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0715	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0807	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0816	56: Electrical, Unit	Damaged outlet cover in unit with exposed wires.	Replace outlet cover
B	B0816	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0816	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B0817	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0817	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B0903	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B0903	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0906	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B0906	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0909	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B0909	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B0912	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1007	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B1007	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Health & Safety (24 Hours)				
B	B1010	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1010	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B1012	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B1012	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1016	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B1016	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1018	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1018	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B1107	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1107	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B1116	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1116	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B1119	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B1119	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1216	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1216	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B1404	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1502	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1504	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1516	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1605	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1614	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Health & Safety (24 Hours)				
B	B1709	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1711	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1711	56: Electrical, Unit	Open port; breaker blank missing.	Install blank in empty breaker port.
B	B1713	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
B	B1716	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
B	B1716	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
C	1474C	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
C	1498C	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
C	1498C	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
C	1576C	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
C	1576C	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
C	1588C	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
C	1588C	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
D	1538D	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
D	1550D	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
E		29: Fire Extinguisher/Hoses, Common	Fire extinguisher: Not Where It Should Be	Replace missing extinguisher
E	1427E	57: Fire Extinguisher, Unit	Fire Extinguishers in kitchen were empty and had expired tags.	Have Fire Extinguisher Inspected and Tagged
E	1427E	56: Electrical, Unit	Open port; breaker blank missing.	Install blank in empty breaker port.
E	1427E	65: Smoke Detector	The smoke alarm is inoperative.	Replace smoke detector
F		29: Fire Extinguisher/Hoses, Common	Fire extinguisher: Certification Has Expired	Have Fire Extinguisher Inspected and Tagged
F	B0112	29: Fire Extinguisher/Hoses, Common	Fire extinguisher: Not Where It Should Be	Replace missing extinguisher
F	B0112	29: Fire Extinguisher/Hoses, Common	Fire Hose: Missing	Replace missing hose
Immediate (1 Month)				

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Immediate (1 Month)				
		3: Fencing	Site fences have holes are damaged and leaning.	Repair fencing
		10: Walkways	Concrete sidewalk is heaved, creating trip hazard near buildings A, B, C, D	Regrade area and replace concrete section.
		70: Windows, Unit	Glass: Missing	Replace missing glass
A		47: Stairs and Handrails	Stair treads are damaged and have poor traction affecting safety.	Repair treads
A		42: Laundry	The laundry room dryers are not vented to exterior	Vent the dryers to the exterior.
A		40: Health & Safety	Broken glass with sharp edges observed at common area balconies	Clean up broken glass
A		21: Exterior Walls	There is evidence of termite infestation in the wooden panel surfaces on the building exterior.	Need exterminator
A		40: Health & Safety	Human waste evident in stairwells.	Clean stairwells
A	A0207	70: Windows, Unit	Glass: Missing	Replace missing glass
A	A0207	52F: Bathroom, Toilet	Constant running	Repair flush mechanism
A	A0217	61: Infestation	Roach infestation observed.	Exterminator needed
A	A0314	70: Windows, Unit	Glass: Missing	Replace missing glass
A	A0314	52F: Bathroom, Toilet	Constant running and leaking plumbing.	Repair or replace damaged/broken flush handle and leaks in plumbing
A	A0405	61: Infestation	Roach infestation observed.	Exterminator needed
A	A0405	61: Infestation	Roach infestation observed.	Exterminator needed
A	A0408	61: Infestation	Evidence of termites in bedroom doors and door frames.	Exterminator needed
A	A0504	51B: Range	The stove is inoperative.	Replace range
A	A0504	52F: Bathroom, Toilet	Damaged: wax seal	Repair loose commode tank
A	A0518	59: Health & Safety	Tripping Hazard: Cable wires running across floor.	Reroute cable
A	A0803	61: Infestation	Roach infestation observed.	Exterminator needed
A	A0803	64: Painting, entire unit	Mold/Mildew - Bathroom	Disinfect and repaint affected area
A	A0805	70: Windows, Unit	Glass: Missing	Replace missing glass
A	A0806	52F: Bathroom, Toilet	Constant running	Repair flush mechanism
A	A0806	69: Water Heater, Unit	Leaking: Piping	Replace pipes
A	A0814	61: Infestation	Roach infestation observed.	Exterminator needed
A	A0815	61: Infestation	Roach infestation observed.	Exterminator needed
A	A0815	69: Water Heater, Unit	Leaking: Piping	Replace pipes
A	A0817	61: Infestation	Evidence of termites in bedroom doors and door frames.	Exterminator needed
A	A1011	59: Health & Safety	Tripping Hazard: Cable wire running across floor.	Reroute cable
A	A1016	52D: Bathroom, Faucet	Faucets: Leaking - Affecting Surrounding Area	Repair leaking faucet
A	A1016	61: Infestation	Mice infestation observed.	Exterminator needed
A	A1103	61: Infestation	Roach infestation observed.	Exterminator needed
A	A1103	52F: Bathroom, Toilet	Constant Running	Repair flush mechanism

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Immediate (1 Month)				
A	A1109	52F: Bathroom, Toilet	Constant Running	Repair flush mechanism
A	A1214	59: Health & Safety	Tripping Hazard: Cable wire running across floor.	Reroute cable
A	A1214	70: Windows, Unit	Glass: Missing	Replace missing glass
A	A1411	59: Health & Safety	Tripping Hazard: Cable wire running across floor.	Reroute cable
A	A1510	61: Infestation	Roach infestation observed.	Exterminator needed
A	A1604	52F: Bathroom, Toilet	Constant running and leaking plumbing.	Repair or replace damaged/broken flush handle and repair leaks.
A	A1604	61: Infestation	Ant infestation observed.	Exterminator needed
A	A1608	61: Infestation	Roach infestation observed.	Exterminator needed
A	A1703	51A: Appliances Refrigerator	The refrigerator is inoperable.	Replace refrigerator
A	A1703	61: Infestation	Roach infestation observed.	Exterminator needed
A	A1718	61: Infestation	Roach infestation observed.	Exterminator needed
B		42: Laundry	The laundry room dryers are not vented to the exterior.	Vent the dryers to the exterior.
B		47: Stairs and Handrails	Stair treads are damaged and have poor traction affecting safety.	Repair treads
B		40: Health & Safety	Human waste evident in stairwells.	Clean stairwells
B	B0111	61: Infestation	Infestation of termites	Exterminator needed
B	B0111	52F: Bathroom, Toilet	Constant Running	Repair flush mechanism
B	B0111	51A: Appliances Refrigerator	Inoperable	Replace refrigerator.
B	B0111	61: Infestation	Infestation of termites	Exterminator needed
B	B0111	61: Infestation	Infestation of roaches	Exterminator needed
B	B0112	62C: Kitchen Faucet	Faucets: Steady Leak Affecting Surrounding Area	Repair or replace leaking faucet
B	B0112	61: Infestation	Infestation of roaches	Exterminator needed
B	B0205	69: Water Heater, Unit	Inoperable: No Hot Water	Replace hot water tank
B	B0205	51B: Range	Range: (3) Burners Inoperable	Repair or replace burner(s) on range
B	B0205	55A: Doors, Unit Entry	Damaged Hardware/Locks: Deadbolt/Lock	Repair or replace damaged hardware
B	B0205	55A: Doors, Unit Entry	Door is totally broken	Replace damaged door.
B	B0205	70: Windows, Unit	Glass: Missing	Replace missing glass
B	B0205	52F: Bathroom, Toilet	Constant Running	Repair flush mechanism
B	B0208	61: Infestation	Infestation of termites in bedroom 1	Exterminator needed
B	B0217	51B: Range	Range: Burners Inoperable	Repair or replace burner(s) on range
B	B0217	61: Infestation	Infestation of roaches	Exterminator needed
B	B0317	70: Windows, Unit	Glass: Missing	Replace missing glass
B	B0317	61: Infestation	Infestation of roaches	Exterminator needed
B	B0404	51A: Appliances Refrigerator	Missing	Replace refrigerator.
B	B0413	51B: Range	Range: Burners Inoperable	Repair or replace burner(s) on range
B	B0414	52F: Bathroom, Toilet	Constant Running	Repair flush mechanism

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Immediate (1 Month)				
B	B0414	59: Health & Safety	Tripping Hazard: Cable wire running across floor	Reroute cable
B	B0603	61: Infestation	Infestation of roaches	Exterminator needed
B	B0603	51B: Range	Range: Burners Inoperable	Repair or replace burner(s) on range
B	B0606	51A: Appliances Refrigerator	Refrigerator is inoperative. Inoperable	Replace refrigerator.
B	B0606	52F: Bathroom, Toilet	Inoperable	Repair toilet
B	B0606	51B: Range	Range: Burners Inoperable	Repair or replace burner(s) on range
B	B0612	70: Windows, Unit	Glass: Missing	Replace missing slats
B	B0612	61: Infestation	Infestation of roaches	Exterminator needed
B	B0708	61: Infestation	Roach infestation observed.	Exterminator needed
B	B0708	61: Infestation	Roach infestation observed.	Exterminator needed
B	B0708	52F: Bathroom, Toilet	Constant running.	Repair flush mechanism
B	B0708	64: Painting, entire unit	Mold/Mildew - Bathroom Walls	Disinfect and repaint affected area
B	B0712	70: Windows, Unit	Glass: Missing	Replace missing glass
B	B0713	70: Windows, Unit	Glass: Missing	Replace missing glass
B	B0715	52F: Bathroom, Toilet	Constant running and leaking plumbing.	Repair or replace damaged/broken flush handle and leaking plumbing.
B	B0903	61: Infestation	Roach infestation observed.	Exterminator needed
B	B0906	52F: Bathroom, Toilet	Constant running	Repair flush mechanism
B	B0912	52F: Bathroom, Toilet	Constant running	Repair flush mechanism
B	B0912	70: Windows, Unit	Glass: Missing	Replace missing glass
B	B1007	61: Infestation	Roach infestation observed.	Exterminator needed
B	B1010	61: Infestation	Roach infestation observed.	Exterminator needed
B	B1012	59: Health & Safety	Tripping Hazard: Cable wire running across floor.	Reroute cable
B	B1012	70: Windows, Unit	Glass: Missing	Replace missing glass
B	B1012	61: Infestation	Evidence of termites in bedroom doors and door frames.	Exterminator needed
B	B1012	61: Infestation	Roach infestation observed.	Exterminator needed
B	B1016	59: Health & Safety	Tripping Hazard: Cable wire running across floor.	Reroute cable.
B	B1016	61: Infestation	Roach infestation observed.	Exterminator needed
B	B1018	63: Lighting	Damaged and missing unit lighting which has sharp edges and unsafe.	. Remove sharp edges from unit and replace lighting
B	B1107	61: Infestation	Roach infestation observed.	Exterminator needed
B	B1116	61: Infestation	Roach infestation observed.	Exterminator needed
B	B1119	70: Windows, Unit	Glass: Missing	Replace missing glass
B	B1119	59: Health & Safety	Tripping Hazard: Cable wire running across floor.	Reroute cable
B	B1119	70: Windows, Unit	Glass: Missing	Replace missing glass
B	B1216	61: Infestation	Roach infestation observed.	Exterminator needed
B	B1404	61: Infestation	Roach infestation observed.	Exterminator needed
B	B1614	61: Infestation	Evidence of termites in bedroom doors and door frames.	Exterminator needed

Physical Needs Assessment Inspection Report Kuhio Park Terrace

HCDCH# - HI0P001010

Honolulu, Oahu

Date of Inspection: 2/24/2003



Prepared by

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**For HUD - HCDCH
Under subcontract with IBM
Contract # CA-02-146**

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Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Immediate (1 Month)				
C		9: Steps	Missing handrail - More Than 4 Steps	Replace missing handrail
D	1538D	64: Painting, entire unit	Mold/Mildew - Bathroom	Disinfect and repaint affected
E	1427E	69: Water Heater, Unit	Inoperable: No Hot Water	Replace hot water tank
Urgent (6 Months)				
A		22: Common Water Heaters	Building supply pipes which are visible from the units have pipe connections that are corroded and leaking.	Replace piping
A		21: Exterior Walls	Plates located at the balcony floor unions near the elevator lobby portions of the structures are missing.	Replace missing metal threshold
A		4: Lawns/Plantings	Overgrown vegetation and roots from small tree are damaging roof drain.	Remove tree and repair roof and roof drain.
A		22: Common Water Heaters	Solar Panel Pipe Connections Leaking at roof top.	Replace damaged solar piping
A		17: Porch / Patio / Balcony	Exterior common concrete balcony railing wall has cracks, damaged concrete and exposed rebar with severe areas on the 9th, 10th and 11th floors.	Recommend further evaluation by a structural engineer.
A		32: Sewer / Water Distribution	The stairwell floor drains are missing covers.	Replace missing covers
A		48: Trash Chutes	Trash chute is clogged.	Unclog trash chute.
A		36: Ceilings, Common	Storage room ceilings in wing II are water damaged.	Repair ceiling
A		26: Emergency Lighting	Auxiliary lighting does not function: Hard wired only	Replace auxiliary lighting
A		43: Lighting, Common	The boiler room lighting light switches are broken	Replace light switches
A		50: Windows, Common	Office window cracked glass.	Replace broken glass
A		32: Sewer / Water Distribution	The building cleanouts are clogged with damaged risers.	Unclog drain
A		48: Trash Chutes	Trash chute door is damaged.	Repair or replace trash chute door.
A		36: Ceilings, Common	Common laundry has active water leaking from the ceiling area.	Repair ceiling
A	1427E	55A: Doors, Unit Entry	Entry door surfaces damaged and rotted.	Repair or replace damaged door surfaces
A	A0203	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
A	A0205	52D: Bathroom, Faucet	Faucet Handle: Damaged	Replace faucet handle
A	A0205	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
A	A0205	55A: Doors, Unit Entry	Damaged Surface	Repair or replace damaged door.
A	A0205	63: Lighting	The lighting is damaged.	Replace damaged lighting
A	A0207	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Urgent (6 Months)				
A	A0207	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
A	A0207	55A: Doors, Unit Entry	Damaged patio entry door hardware.	Repair or replace damaged hardware.
A	A0217	55A: Doors, Unit Entry	Damaged Frames/Threshold/Trim: Broken	Repair or replace damaged door frame.
A	A0217	55A: Doors, Unit Entry	Damaged patio entry door hardware.	Repair or replace damaged hardware.
A	A0217	51B: Range	The stove burners are inoperative.	Repair or replace burner(s) on range
A	A0217	70: Windows, Unit	Locks Damaged/Missing	Repair damaged hardware
A	A0217	54: Ceilings, Unit	Water Stains with loose and damaged tile materials.	Repair and repaint damaged ceiling
A	A0314	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
A	A0314	55A: Doors, Unit Entry	Damaged patio entry door hardware.	Repair or replace damaged hardware.
A	A0405	55A: Doors, Unit Entry	Damaged patio entry door hardware.	Repair or replace damaged hardware.
A	A0408	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
A	A0408	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
A	A0408	55C: Doors, Unit Interior	Bathroom door surface damaged.	Repair damaged door hardware
A	A0504	63: Lighting	The lighting is damaged.	Replace damaged lighting
A	A0504	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
A	A0504	63: Lighting	The lighting is damaged	Replace damaged lighting
A	A0516	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
A	A0516	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
A	A0518	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
A	A0610	55A: Doors, Unit Entry	Damaged patio entry door hardware not lockable.	Repair or replace hardware.
A	A0610	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
A	A0618	55C: Doors, Unit Interior	Bedroom and bathroom door surfaces damaged.	Repair damaged door hardware
A	A0702	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
A	A0803	52G: Bathroom, Tub / Faucet / Surround	Damaged: Faucet diverter valve	Replace damaged diverter valve
A	A0803	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
A	A0803	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
A	A0803	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
A	A0805	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Urgent (6 Months)				
A	A0805	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
A	A0806	55A: Doors, Unit Entry	Damaged Frames/Threshold/Trim: Broken	Repair or replace damaged door frame.
A	A0806	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
A	A0907	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
A	A1001	63: Lighting	The lighting is damaged at several lights and switches.	Replace damaged lighting
A	A1001	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
A	A1011	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
A	A1016	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
A	A1103	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
A	A1204	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint ceiling
A	A1205	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
A	A1205	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint ceiling
A	A1411	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint ceiling
A	A1411	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
A	A1411	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint ceiling
A	A1411	58: Floor Covering, Unit	Missing Floor: Missing	Replace floor tiles
A	A1411	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
A	A1416	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint ceiling
A	A1510	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
A	A1604	55A: Doors, Unit Entry	Damaged Surface: Holes	Repair or replace damaged door.
A	A1604	55A: Doors, Unit Entry	Seal Missing/Damaged	Replace door seal.
A	A1604	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
A	A1608	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
A	A1617	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
A	A1617	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint ceiling
A	A1617	55A: Doors, Unit Entry	Damaged entry door hardware.	Repair or replace damaged door hardware.
A	A1617	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint ceiling
A	A1617	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint ceiling
A	A1618	55A: Doors, Unit Entry	Damaged patio entry door hardware.	Repair or replace damaged door.
A	A1703	58: Floor Covering, Unit	Missing Floor: Missing vinyl tiles.	Replace floor tile.
A	A1703	63: Lighting	Damaged and missing unit lighting.	Replace damaged lighting

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Urgent (6 Months)				
A	A1713	52G: Bathroom, Tub / Faucet / Surround	Bathroom surrounds have mold and mildew.	Clean and disinfect tiles
A	A1718	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
B		32: Sewer / Water Distribution	The stairwell floor drains are missing covers.	Replace missing covers
B		22: Common Water Heaters	Building supply pipes which are visible from the units have pipe connections that are corroded and leaking.	Replace piping
B		24: Elevators	One 12th floor elevator door was boarded over.	Repair or replace damaged door.
B		26: Emergency Lighting	Auxiliary lighting does not function: Hard wired only	Replace auxiliary lighting
B		48: Trash Chutes	Trash chute is clogged.	Unclog trash chute.
B		48: Trash Chutes	Trash chute door is damaged.	Repair or replace trash chute door.
B		21: Exterior Walls	Plates located at the balcony floor unions near the elevator lobby portions of the structures are missing.	Replace missing metal threshold
B		37A: Doors, Common Entry	Entry door surfaces damaged and rotted.	Repair or replace door.
B	B0111	70: Windows, Unit	Missing handles	Replace missing handles
B	B0111	58: Floor Covering, Unit	Floor tiles missing	Replace tiles
B	B0112	62D: Kitchen Sink	Damaged: Hardware. Kitchen sink plumbing waste drain leaking and affecting the surrounding area.	Repair drain pipe plumbing
B	B0112	55A: Doors, Unit Entry	Damaged Hardware/Locks: Deadbolt/Lock	Repair or replace damaged hardware
B	B0112	51B: Range	Range: Burner Inoperable (1)	Repair or replace burner(s) on range
B	B0205	55A: Doors, Unit Entry	Door is delaminating	Repair or replace damaged door.
B	B0205	55A: Doors, Unit Entry	Damaged Surface: Cracking	Repair or replace damaged door.
B	B0208	51B: Range	Range: 1 Burner Inoperable	Repair or replace burner(s) on range
B	B0208	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials bathroom	Repair and repaint damaged ceiling
B	B0208	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
B	B0217	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
B	B0217	63: Lighting	Light fixture on porch: switch broken	Repair broken light switch
B	B0217	55A: Doors, Unit Entry	Damaged Surface: Significant Rust	Repair or replace damaged door.
B	B0217	55A: Doors, Unit Entry	Damaged Frames/Threshold/Trim: Split/Cracked	Repair damaged door frame
B	B0217	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B0306	55C: Doors, Unit Interior	Damaged Hardware/Locks: Knob	Repair damaged door hardware

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Urgent (6 Months)				
B	B0306	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B0317	51B: Range	Range: Burners Inoperable	Repair or replace burner(s) on range
B	B0317	55A: Doors, Unit Entry	Damaged Hardware/Locks: Deadbolt/Lock	Repair or replace damaged hardware
B	B0404	62C: Kitchen Faucet	Faucets: Steady Leak Affecting Surrounding Area	Repair or replace leaking faucet
B	B0408	52G: Bathroom, Tub / Faucet / Surround	Damaged: Drains	Clean out shower drain
B	B0413	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B0413	55A: Doors, Unit Entry	Damaged Frames/Threshold/Trim -- patio door	Repair damaged door frame
B	B0419	58: Floor Covering, Unit	Floor tiles missing	Replace tiles
B	B0603	62C: Kitchen Faucet	Faucets: Steady Leak Affecting Surrounding Area	Repair or replace leaking faucet
B	B0606	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B0612	55A: Doors, Unit Entry	Damaged Frames/Threshold/Trim: Warped	Repair damaged door frame
B	B0612	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B0612	62D: Kitchen Sink	The waste pipe drainage configuration slopes upward creating a poor drainage issue.	Repair drain pipe plumbing
B	B0612	55A: Doors, Unit Entry	Damaged Surface: No Paint	Repaint door.
B	B0708	55C: Doors, Unit Interior	Bathroom door surface damaged.	Replace damaged door.
B	B0708	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B0708	55A: Doors, Unit Entry	Damaged Surface: Holes	Repair or replace damaged door.
B	B0708	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
B	B0708	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
B	B0708	62D: Kitchen Sink	Damaged: Hardware. Kitchen sink plumbing hardware leaking and affecting the surrounding area.	Repair leaking supply line.
B	B0708	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
B	B0711	56: Electrical, Unit	Service panel blocked by resident furniture.	Remove items blocking the service panel.
B	B0712	55C: Doors, Unit Interior	Bathroom door surface damaged.	Replace or repair damaged door.
B	B0712	63: Lighting	The lighting is damaged.	Replace damaged lighting
B	B0816	62C: Kitchen Faucet	Kitchen sink faucet leaking impacting the surrounding area.	Repair or replace leaking faucet
B	B0816	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B0817	63: Lighting	The lighting is damaged.	Replace damaged lighting

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Urgent (6 Months)				
B	B0903	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
B	B0906	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
B	B0906	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B0912	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
B	B0912	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B1007	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
B	B1010	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B1012	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B1012	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
B	B1016	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
B	B1018	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B1018	63: Lighting	Damaged and missing unit lighting .	Replace damaged lighting
B	B1018	52G: Bathroom, Tub / Faucet / Surround	Tub / shower drain clogged.	Repair or replace clogged drain in tub
B	B1018	55A: Doors, Unit Entry	Damaged Surface: Holes	Repair or replace damaged door.
B	B1107	55A: Doors, Unit Entry	Damaged patio entry door hardware.	Repair or replace damaged door hardware.
B	B1116	70: Windows, Unit	Locks Damaged/Missing	Replace missing handles
B	B1116	55A: Doors, Unit Entry	Damaged patio entry door hardware.	Repair or replace damaged door hardware.
B	B1119	52G: Bathroom, Tub / Faucet / Surround	Damaged: faucet hardware	Repair or replace faucet
B	B1119	55C: Doors, Unit Interior	Bathroom door surface damaged.	Replace damaged door.
B	B1119	70: Windows, Unit	Deteriorated Caulking/Seals windows leaking at bedrooms 1 & 2	Repair caulking / seals
B	B1119	70: Windows, Unit	Locks Damaged/Missing	Repair damaged hardware
B	B1119	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
B	B1216	55A: Doors, Unit Entry	Damaged Hardware/Locks: Knob	Repair or replace damaged door knob.
B	B1216	55A: Doors, Unit Entry	Damaged patio entry door hardware.	Repair or replace damaged door hardware.
B	B1216	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B1216	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Urgent (6 Months)				
B	B1404	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B1404	55A: Doors, Unit Entry	Damaged Hardware/Locks: Hinge	Repair or replace damaged hardware.
B	B1404	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
B	B1502	52D: Bathroom, Faucet	Faucets: Leaking	Repair leaking faucet
B	B1502	55A: Doors, Unit Entry	Damaged Hardware/Locks: Overhead Door Track	Repair or replace damaged door.
B	B1504	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
B	B1504	55A: Doors, Unit Entry	Damaged Surface: No Paint	Paint door.
B	B1605	55A: Doors, Unit Entry	Damaged Surface: No Paint	Paint door.
B	B1614	52E: Bathroom, Sink	Damaged: Discoloration	Replace sink
B	B1614	55A: Doors, Unit Entry	Damaged Hardware/Locks: Overhead Door Track	Repair or replace damaged door track.
B	B1614	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
B	B1614	70: Windows, Unit	Locks Damaged/Missing	Repair damaged hardware
B	B1713	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
B	B1716	55A: Doors, Unit Entry	Damaged Surface: No Paint	Repaint door.
C		22: Common Water Heaters	Solar Panel Pipe Connections Leaking at roof top.	Replace damaged solar piping
C		4: Lawns/Plantings	Tree Roots Damaging at Fence/Building/Walkway areas.	Remove trees
C		32: Sewer / Water Distribution	Drains: Missing Cover	Unclog drain
C	1474C	55A: Doors, Unit Entry	Damaged Surface: Holes	Repair or replace damaged door.
C	1474C	58: Floor Covering, Unit	Floor tiles stained and damaged 9" x 9" VCT. Missing Floor: Missing	Replace tiles
C	1498C	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
C	1498C	56: Electrical, Unit	GFI: Inoperable: Will Not Test	Replace GFI unit
C	1576C	55A: Doors, Unit Entry	Damaged Frames/Threshold/Trim: Broken	Repair or replace damaged door frame.
C	1576C	56: Electrical, Unit	GFI: Inoperable: Sparked When Tested	Replace GFI unit
C	1588C	56: Electrical, Unit	GFI: Inoperable: Will Not Test	Replace GFI unit
C	1588C	54: Ceilings, Unit	Water Stains with loose and damaged plaster materials.	Repair and repaint damaged ceiling
D	1538D	55C: Doors, Unit Interior	Door hardware damaged / missing. Bathroom	Repair damaged door hardware
D	1538D	55C: Doors, Unit Interior	Bathroom door surface damaged	Replace damaged door.
D	1538D	55A: Doors, Unit Entry	Damaged Surface: Holes	Repair or replace damaged door.
D	1538D	51B: Range	Burner(s) are inoperative.	Repair or replace burner(s) on range
D	1550D	69: Water Heater, Unit	Damaged: Rust	Replace hot water tank
E	1427E	55A: Doors, Unit Entry	Damaged Frames/Threshold/Trim: Broken	Repair or replace damaged door frame.

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Urgent (6 Months)				
E	1427E	55A: Doors, Unit Entry	Damaged Frames/Threshold/Trim: Broken	Repair or replace damaged door frame.
E	1427E	63: Lighting	The lighting is damaged.	Replace damaged lighting
F		41: Kitchen, Common	Stove/Oven: Oven Inoperable	Repair or replace oven
F		41: Kitchen, Common	Vent hood is inoperable.	Repair or replace vent hood.
F	B0112	36: Ceilings, Common	Water damage	Repair and repaint water-damaged ceiling
F	B0112	43: Lighting, Common	Lights broken / missing bulbs	Repair or replace broken or missing lights
F	B0112	50: Windows, Common	Glass: Missing in office window	Replace missing glass
F	B0112	37A: Doors, Common Entry	Damaged Surface: Holes; 2" diameter	Replace damaged door
Short Term (1 Year)				
		20: Storm / Screen Windows	Missing and damaged screens.	Repair or replace screen window.
A		1: Drainage Components	The grounds have ponding water conditions and erosion.	Regrade and provide proper drainage
A		11: Exterior Painting	Building exterior surfaces greater than 50% are in need of paint.	Prep and repaint walls.
A		18: Roofs	Overgrown Vegetation Growing Out Of Roof Drain	Remove large plant from roof drain & repair roof
A		20: Storm / Screen Windows	Missing and damaged screens.	Repair or replace screen windows.
A	A0203	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
A	A0203	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A0203	55C: Doors, Unit Interior	Bedroom door surface damaged.	Replace damaged door.
A	A0203	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
A	A0205	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
A	A0205	55C: Doors, Unit Interior	Door hardware damaged / missing.	Repair damaged door hardware
A	A0205	64: Painting, entire unit	Paint Needed - Entire Unit	Repaint affected area
A	A0205	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
A	A0207	52A: Bathroom, Accessories	The bathroom medicine cabinet surface is rusted damaged and needs replaced.	Replace medicine cabinet
A	A0217	55C: Doors, Unit Interior	Pocket door surface damaged.	Replace damaged door.
A	A0217	55C: Doors, Unit Interior	Door hardware damaged / missing.	Repair damaged door hardware
A	A0217	58: Floor Covering, Unit	Floor Covering Damaged: Loose Areas	Replace floor tile.
A	A0217	52G: Bathroom, Tub / Faucet / Surround	Deteriorated Grouting Tub/Wall	RegROUT tub wall
A	A0217	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
A	A0217	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A0314	55C: Doors, Unit Interior	Bedroom door surface damaged.	Repair damaged door hardware
A	A0314	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A0314	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
A	A0314	67: Storm/Screen Doors	Screen/Storm Door: Damaged Hardware \ Missing Hardware	Repair door hardware

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Short Term (1 Year)				
A	A0314	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
A	A0314	52A: Bathroom, Accessories	The bathroom medicine cabinet surface is rusted damaged and needs replaced.	Replace medicine cabinet
A	A0405	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
A	A0405	67: Storm/Screen Doors	Screen/Storm Door: Damaged Hardware \ Missing Hardware	Repair door hardware
A	A0408	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
A	A0408	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket.
A	A0504	55C: Doors, Unit Interior	Bedroom door surface damaged.	Repair damaged door hardware
A	A0504	51A: Appliances Refrigerator	The refrigerator fresh food gasket is damaged.	Replace door gasket(s)
A	A0504	52G: Bathroom, Tub / Faucet / Surround	Damaged: Faucet leaking.	Repair or replace leaking faucet
A	A0504	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
A	A0504	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
A	A0504	58: Floor Covering, Unit	Missing Floor: Missing and damaged floor coverings.	Replace floor tile.
A	A0504	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A0516	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
A	A0610	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A0618	52A: Bathroom, Accessories	Missing: Medicine cabinet with open void leading to plumbing chase.	Replace medicine cabinet
A	A0702	67: Storm/Screen Doors	Screen/Storm Door: Damaged Hardware \ Missing Hardware	Repair door hardware
A	A0803	55C: Doors, Unit Interior	Door hardware damaged / missing.	Repair damaged door hardware
A	A0803	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged doors
A	A0803	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A0803	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
A	A0805	52A: Bathroom, Accessories	The bathroom medicine cabinet surface is rusted damaged and needs replaced.	Replace medicine cabinet
A	A0805	58: Floor Covering, Unit	Floor tiles stained and damaged 9" x 9" VCT.	Replace floor tile.
A	A0806	58: Floor Covering, Unit	Floor tiles stained and damaged 9" x 9" VCT.	Replace floor tile.

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Short Term (1 Year)				
A	A0806	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged doors
A	A0806	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
A	A0814	67: Storm/Screen Doors	Screen/Storm Door: Damaged Hardware \ Missing Hardware	Repair door hardware
A	A0814	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged doors
A	A0814	51A: Appliances Refrigerator	The refrigerator fresh food gasket is damaged.	Replace door gasket(s)
A	A0814	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A0814	67: Storm/Screen Doors	Screen/Storm Door: Damaged Hardware \ Missing Hardware	Repair door hardware
A	A0815	55C: Doors, Unit Interior	Door hardware damaged / missing.	Repair damaged door hardware
A	A0815	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A0817	55B: Doors, Unit Closet	Closet door surface damaged	Repair or replace damaged door.
A	A1016	52G: Bathroom, Tub / Faucet / Surround	Damaged: Faucet leaking.	Repair or replace leaking faucet
A	A1109	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A1109	51A: Appliances Refrigerator	The refrigerator fresh food gasket is damaged.	Replace door gasket(s)
A	A1204	55C: Doors, Unit Interior	Door hardware damaged / missing.	Repair damaged door hardware
A	A1411	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A1416	64: Painting, entire unit	Paint Water damage - Ceiling	Repaint affected area
A	A1510	55C: Doors, Unit Interior	Bedroom door surfaces damaged.	Repair damaged door hardware
A	A1510	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A1516	52G: Bathroom, Tub / Faucet / Surround	Deteriorated Grouting Tub/Floor Joints	RegROUT tub wall
A	A1516	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Replace kitchen faucet
A	A1516	52A: Bathroom, Accessories	The bathroom medicine cabinet surface is rusted damaged and needs replaced.	Replace medicine cabinet
A	A1516	51A: Appliances Refrigerator	The refrigerator fresh food gasket is damaged.	Replace door gasket(s)
A	A1604	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged doors
A	A1604	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A1604	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
A	A1604	55C: Doors, Unit Interior	Bedroom door surface damaged.	Repair damaged door hardware
A	A1617	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged doors
A	A1617	51A: Appliances Refrigerator	The refrigerator fresh food gasket is damaged.	Replace door gasket(s)
A	A1617	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Short Term (1 Year)				
A	A1617	52A: Bathroom, Accessories	The bathroom medicine cabinet surface is rusted damaged and needs replaced.	Replace medicine cabinet
A	A1617	52G: Bathroom, Tub / Faucet / Surround	Damaged: Faucet leaking.	Repair or replace leaking faucet
A	A1617	58: Floor Covering, Unit	Floor Covering Damaged: Small Holes	Replace floor tile.
A	A1617	63: Lighting	The light switch is broken and the light stays on.	Replace damaged lighting
A	A1703	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
A	A1703	55C: Doors, Unit Interior	Bedroom door surface damaged.	Repair damaged door hardware
A	A1703	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged doors
A	A1713	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A1713	51A: Appliances Refrigerator	Gasket is damaged.	Replace door gasket.
A	A1713	52A: Bathroom, Accessories	The bathroom medicine cabinet surface is rusted damaged and needs replaced.	Replace medicine cabinet
A	A1718	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
A	A1718	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
A	A1718	51A: Appliances Refrigerator	Door gasket is damaged. The refrigerator fresh food seal is damaged.	Replace door gasket.
B		20: Storm / Screen Windows	Missing and damaged screens.	Repair or replace screen windows.
B		1: Drainage Components	The grounds have ponding water conditions and erosion.	Regrade and landscape affected area to provide effective drainage.
B		49: Walls, Common Interior	Stairwells need paint.	Paint surfaces in stairwells
B	B0111	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
B	B0111	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
B	B0112	67: Storm/Screen Doors	Screen/Storm Door: Missing	replace screen door
B	B0112	58: Floor Covering, Unit	Floor Covering Damaged: Shallow Cuts	Replace tiles
B	B0112	63: Lighting	Ceiling light fixture cover broken / missing	Replace light fixture cover
B	B0112	64: Painting, entire unit	Needs Paint: Entire Unit	Repaint affected area
B	B0112	68A: Walls, Unit Interior	Water Damage	Repair and paint affected area
B	B0205	62C: Kitchen Faucet	Faucets: Leaking	Repair or replace leaking faucet
B	B0205	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
B	B0205	63: Lighting	Ceiling light fixture cover broken / missing	Replace light fixture cover
B	B0208	62C: Kitchen Faucet	Faucets: Leaking	Repair or replace leaking faucet
B	B0208	55C: Doors, Unit Interior	Door: Damaged surface	Replace or repair damaged door.
B	B0217	63: Lighting	Ceiling light fixtures (2) cover broken / missing	Replace light fixture covers

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Short Term (1 Year)				
B	B0217	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
B	B0217	64: Painting, entire unit	Peeling Paint - Ceiling	Repaint affected area
B	B0217	55C: Doors, Unit Interior	Door: Damaged surface	Replace or repair damaged door.
B	B0306	63: Lighting	Ceiling light fixture cover broken / missing	Replace light fixture cover
B	B0306	62C: Kitchen Faucet	Faucets: Leaking	Repair or replace leaking faucet
B	B0306	58: Floor Covering, Unit	Floor Covering Damaged: Shallow Cuts	Replace tiles
B	B0306	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
B	B0317	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
B	B0404	62B: Kitchen Counters	Damaged	Repair or replace kitchen counter(s)
B	B0404	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinets
B	B0404	55C: Doors, Unit Interior	Door: Damaged surfaces	Replace or repair damaged door.
B	B0408	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged doors
B	B0408	62C: Kitchen Faucet	Faucets: Leaking	Repair or replace leaking faucet
B	B0413	62C: Kitchen Faucet	Faucets: Leaking	Repair or replace leaking faucet
B	B0413	55C: Doors, Unit Interior	Door: Damaged surface	Replace or repair damaged door.
B	B0413	51A: Appliances Refrigerator	Deterioration of door gasket.	Replace door gasket(s)
B	B0413	55C: Doors, Unit Interior	Damaged Hardware/Locks: Deadbolt/Lock	Repair damaged door hardware
B	B0603	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
B	B0603	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
B	B0603	64: Painting, entire unit	Paint Needed: Entire Unit	Repaint affected area
B	B0612	55C: Doors, Unit Interior	Bedroom door surface damaged.	Replace or repair damaged door.
B	B0612	63: Lighting	Ceiling light fixture cover broken / missing	Replace light fixture cover
B	B0612	52A: Bathroom, Accessories	Damaged: Medicine	Replace medicine cabinet
B	B0612	64: Painting, entire unit	Paint Needed: Entire Unit	Repaint affected area
B	B0612	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
B	B0612	55C: Doors, Unit Interior	Damaged Hardware/Locks: Deadbolt/Lock	Repair damaged door hardware
B	B0612	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
B	B0612	56: Electrical, Unit	Damaged outlet cover in unit with no exposed wires.	Replace outlet cover
B	B0708	58: Floor Covering, Unit	Floor tiles stained and damaged 9" x 9" VCT.	Replace tiles
B	B0708	52G: Bathroom, Tub / Faucet / Surround	Damaged: Faucet leaking.	Repair or replace leaking faucet

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Short Term (1 Year)				
B	B0708	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
B	B0711	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
B	B0711	64: Painting, entire unit	Paint Needed: Entire Unit	Repaint affected area
B	B0712	51A: Appliances Refrigerator	The refrigerator fresh food seal is damaged.	Replace door gasket(s)
B	B0712	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
B	B0712	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
B	B0712	68A: Walls, Unit Interior	Hole	Repair and paint affected area
B	B0712	52G: Bathroom, Tub / Faucet / Surround	Damaged: Faucet leaking.	Repair or replace leaking faucet
B	B0713	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket. Replace door gasket(s)
B	B0713	52A: Bathroom, Accessories	The bathroom medicine cabinet surface is rusted damaged and needs replaced.	Replace medicine cabinet
B	B0713	58: Floor Covering, Unit	Floor Covering Damaged: Shallow Cuts	Replace floor tile.
B	B0715	52G: Bathroom, Tub / Faucet / Surround	Damaged: Faucet leaking.	Repair or replace leaking faucet
B	B0807	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
B	B0807	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
B	B0816	52A: Bathroom, Accessories	The bathroom medicine cabinet surface is rusted damaged and needs replaced.	Replace medicine cabinet
B	B0816	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
B	B0816	52G: Bathroom, Tub / Faucet / Surround	Damaged: Faucet leaking.	Replace faucet .
B	B0817	52G: Bathroom, Tub / Faucet / Surround	Damaged: Drains	Repair or replace drain in tub
B	B0817	51A: Appliances Refrigerator	The refrigerator fresh food gasket is damaged.	Replace door gasket(s)
B	B0903	64: Painting, entire unit	Paint Needed - Entire Unit	Repaint affected area
B	B0903	55C: Doors, Unit Interior	Bedroom door surface needs paint.	Paint door surface(s)
B	B0903	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
B	B0906	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
B	B0906	51A: Appliances Refrigerator	Door gasket is damaged. .	Replace door gasket(s)
B	B0909	51A: Appliances Refrigerator	The refrigerator fresh food seal is damaged.	Replace door gasket(s)
B	B0912	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
B	B0912	55C: Doors, Unit Interior	Bedroom door surface damaged and surfaces not painted	Replace or repair damaged door.
B	B0912	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Short Term (1 Year)				
B	B0912	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
B	B0912	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
B	B0912	56: Electrical, Unit	Damaged outlet cover in unit with no exposed wires.	Replace outlet cover
B	B0912	51A: Appliances Refrigerator	Refrigerator is rusted and the fresh food seal is damaged	Replace refrigerator.
B	B1007	68A: Walls, Unit Interior	Holes - Near Electrical Outlets	Repair and paint affected area
B	B1007	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
B	B1010	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
B	B1010	63: Lighting	The lighting is damaged	Replace damaged lighting
B	B1010	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
B	B1012	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
B	B1012	55A: Doors, Unit Entry	Damaged patio entry door hardware.	Repair or replace damaged door hardware.
B	B1012	58: Floor Covering, Unit	Floor tiles stained and damaged 9" x 9" VCT.	Replace tiles
B	B1012	55C: Doors, Unit Interior	Bedroom door surface damaged.	Replace damaged door.
B	B1012	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
B	B1016	56: Electrical, Unit	Damaged outlet cover in unit with no exposed wires.	Replace outlet cover
B	B1016	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
B	B1016	55C: Doors, Unit Interior	Bedroom door frame damaged.	Replace or repair damaged door frame.
B	B1016	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
B	B1016	55C: Doors, Unit Interior	Door hardware damaged / missing.	Repair damaged door hardware
B	B1018	55A: Doors, Unit Entry	Damaged patio entry door hardware.	Repair or replace damaged door hardware.
B	B1018	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
B	B1018	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
B	B1018	52A: Bathroom, Accessories	The bathroom medicine cabinet surface is rusted damaged and needs replaced.	Replace medicine cabinet
B	B1107	63: Lighting	The lighting is damaged	Replace damaged lighting
B	B1107	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
B	B1116	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
B	B1116	52G: Bathroom, Tub / Faucet / Surround	Damaged: Faucet leaking.	Repair or replace leaking faucet
B	B1116	58: Floor Covering, Unit	Floor tiles stained and damaged 9" x 9" VCT.	Replace tiles
B	B1119	55B: Doors, Unit Closet	Closet door surface damaged	Repair or replace damaged door.
B	B1119	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
B	B1119	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
B	B1119	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
B	B1119	58: Floor Covering, Unit	Floor tiles stained and damaged 9" x 9" VCT.	Replace tiles

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Short Term (1 Year)				
B	B1216	52A: Bathroom, Accessories	The bathroom medicine cabinet surface is rusted damaged and needs replaced.	Replace medicine cabinet
B	B1216	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
B	B1404	52G: Bathroom, Tub / Faucet / Surround	Damaged: Faucet leaking.	Repair or replace leaking faucet
B	B1404	55C: Doors, Unit Interior	Door hardware damaged / missing.	Replace or repair damaged door hardware.
B	B1502	52E: Bathroom, Sink	Missing: Hardware	Repair damaged missing hardware
B	B1504	52E: Bathroom, Sink	Missing: Hardware	Repair damaged missing hardware
B	B1504	55C: Doors, Unit Interior	Damaged Frames/Threshold/Trim: Split/Cracked	Repair damaged door frame.
B	B1504	55C: Doors, Unit Interior	Bedroom door surface no paint.	Paint door surface(s)
B	B1504	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
B	B1516	52E: Bathroom, Sink	Missing: Hardware	Repair damaged missing hardware
B	B1605	52A: Bathroom, Accessories	The bathroom medicine cabinet surface is rusted damaged and needs replaced.	Replace medicine cabinet
B	B1605	55C: Doors, Unit Interior	Bedroom door surface no paint.	Paint door surface(s)
B	B1605	55B: Doors, Unit Closet	Closet door surface damaged	Repair or replace damaged door.
B	B1709	52E: Bathroom, Sink	Missing: Hardware	Repair damaged hardware
B	B1709	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
B	B1711	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
B	B1716	52E: Bathroom, Sink	Missing: Hardware	Repair damaged hardware
B	B1716	55C: Doors, Unit Interior	Bedroom door surface damaged.	Replace damaged door.
B	B1716	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
C		20: Storm / Screen Windows	Missing and damaged screens.	Repair or replace screen windows.
C		11: Exterior Painting	Building exterior surfaces greater than 50% are in need of paint.	Prep and repaint walls.
C		1: Drainage Components	The grounds have ponding water conditions and erosion.	Regrade and landscape affected area to provide effective drainage.
C	1474C	52E: Bathroom, Sink	Missing: Hardware	Repair damaged hardware
C	1474C	52G: Bathroom, Tub / Faucet / Surround	Damaged: Faucet leaking.	Repair or replace leaking faucet
C	1498C	51A: Appliances Refrigerator	Door gasket is damaged.	Replace door gasket(s)
C	1498C	52E: Bathroom, Sink	Missing: Hardware	Repair damaged hardware
C	1576C	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
C	1576C	52E: Bathroom, Sink	Missing: Hardware	Repair damaged hardware
C	1576C	52A: Bathroom, Accessories	The bathroom medicine cabinet surface is rusted damaged and needs replaced.	Replace medicine cabinet
C	1576C	64: Painting, entire unit	Peeling Paint - Walls	Repaint affected area
C	1588C	52E: Bathroom, Sink	Missing: Hardware	Repair damaged hardware
C	1588C	55C: Doors, Unit Interior	Bedroom door surface damaged.	Replace damaged door.
C	1588C	52E: Bathroom, Sink	Missing: Hardware	Repair damaged hardware
D		20: Storm / Screen Windows	Missing and damaged screens.	Repair or replace screen windows.

Observed Deficiencies

Building Inspection Service, Inc.

Building	Unit	Item	Deficiency	Remedy
Short Term (1 Year)				
D		11: Exterior Painting	Building exterior surfaces greater than 50% are in need of paint.	Prep and repaint walls.
D		1: Drainage Components	The grounds have ponding water conditions and erosion.	Regrade and landscape affected area to provide effective drainage.
D	1538D	55C: Doors, Unit Interior	Door hardware damaged / missing.	Repair damaged door hardware
D	1538D	52G: Bathroom, Tub / Faucet / Surround	Damaged: Faucet leaking.	Repair or replace leaking faucet
D	1538D	52E: Bathroom, Sink	Missing: Hardware	Repair damaged hardware
D	1550D	62C: Kitchen Faucet	Kitchen sink faucet leaking.	Repair or replace leaking faucet
D	1550D	52E: Bathroom, Sink	Missing: Hardware	Repair damaged hardware
E		20: Storm / Screen Windows	Missing and damaged screens.	Repair or replace screen window.
E		11: Exterior Painting	Building exterior surfaces greater than 50% are in need of paint.	Prep and repaint walls.
E		1: Drainage Components	The grounds have ponding water conditions and erosion.	Regrade and landscape affected area to provide effective drainage. Regrade and provide proper drainage
E	1427E	62A: Kitchen Cabinets	The cabinet doors have missing/damaged surfaces and / or hardware.	Repair or replace damaged cabinet doors
E	1427E	63: Lighting	The lighting is damaged	Replace damaged lighting
E	1427E	62C: Kitchen Faucet	Kitchen sink faucet broken.	Replace kitchen faucet
F	B0713	58: Floor Covering, Unit	Floor tiles stained and damaged 9" x 9" VCT.	Replace floor tile.
Long Term (Over 1 Year)				
A		49: Walls, Common Interior	Stairwells need paint.	Paint surfaces in stairwells
B		49: Walls, Common Interior	The laundry room walls and ceilings are in need of paint.	Paint surfaces in laundry area
B		11: Exterior Painting	Building exterior surfaces less than 50% are in need of paint.	Prep and repaint walls.

Observed Deficiency Cost Summary

Building Inspection Service, Inc.

Item	Health /Safety (24 Hours)	Immediate (1 Months)	Urgent (6 Months)	Short Term (1 Year)	Long Term (Over 1 Year)
Site					
1 Drainage Components	\$0.00	\$0.00	\$0.00	\$1,650.00	\$0.00
2 Dumpster/Rubbish Enclosures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3 Fencing	\$0.00	\$60.00	\$0.00	\$0.00	\$0.00
4 Lawns/Plantings	\$0.00	\$0.00	\$11,000.00	\$0.00	\$0.00
5 Parking Areas/Roads/Drives	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6 Playground/Benches/Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7 Retaining/Decorative Walls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8 Site Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9 Steps	\$0.00	\$215.00	\$0.00	\$0.00	\$0.00
10 Walkways	\$0.00	\$3,600.00	\$0.00	\$0.00	\$0.00
Observed Subtotal:	\$0	\$3,875	\$11,000	\$1,650	\$0
Item	Health /Safety (24 Hours)	Immediate (1 Months)	Urgent (6 Months)	Short Term (1 Year)	Long Term (Over 1 Year)
Exterior					
11 Exterior Painting	\$0.00	\$0.00	\$0.00	\$222,750.00	\$72,650.00
12 Fire Escapes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13 Foundations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14 Gutters / Downspouts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15A Insulation, Walls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15B Insulation, Ceilings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16 Lighting, Building - Non Site	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17 Porch / Patio / Balcony	\$0.00	\$0.00	\$800.00	\$0.00	\$0.00
18 Roofs	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00
19 Security Screens	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20 Storm / Screen Windows	\$0.00	\$0.00	\$0.00	\$21,105.00	\$0.00
21 Exterior Walls	\$0.00	\$126.00	\$640.00	\$0.00	\$0.00
Observed Subtotal:	\$0	\$126	\$1,440	\$243,980	\$72,650
Item	Health /Safety (24 Hours)	Immediate (1 Months)	Urgent (6 Months)	Short Term (1 Year)	Long Term (Over 1 Year)
Systems					
22 Common Water Heaters	\$0.00	\$0.00	\$1,200.00	\$0.00	\$0.00
23 Electrical, Common	\$535.00	\$0.00	\$0.00	\$0.00	\$0.00
24 Elevators	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00
25 Emergency Generators	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
26 Emergency Lighting	\$0.00	\$0.00	\$800.00	\$0.00	\$0.00
27 Exhaust Systems	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
28 Fire Alarm System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
29 Fire Extinguisher/Hoses, Com	\$792.50	\$0.00	\$0.00	\$0.00	\$0.00
30 Gas Lines	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31 HVAC Components	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
32 Sewer / Water Distribution	\$3,100.00	\$0.00	\$240.00	\$0.00	\$0.00
33 Sprinkler System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Observed Subtotal:	\$4,428	\$0	\$3,240	\$0	\$0
Item	Health /Safety (24 Hours)	Immediate (1 Months)	Urgent (6 Months)	Short Term (1 Year)	Long Term (Over 1 Year)
Common					
34 Accessory Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
35 Carports	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
36 Ceilings, Common	\$0.00	\$0.00	\$420.00	\$0.00	\$0.00

Observed Deficiency Cost Summary
Building Inspection Service, Inc.

Item	Health /Safety (24 Hours)	Immediate (1 Months)	Urgent (6 Months)	Short Term (1 Year)	Long Term (Over 1 Year)
Common					
37A Doors, Common Entry	\$0.00	\$0.00	\$3,838.00	\$0.00	\$0.00
37B Doors, Common Closet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
37C Doors, Common Interior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
38 Floors, Common	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
39 Garages	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40 Health & Safety	\$0.00	\$480.00	\$0.00	\$0.00	\$0.00
41 Kitchen, Common	\$0.00	\$0.00	\$795.00	\$0.00	\$0.00
42 Laundry	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00
43 Lighting, Common	\$0.00	\$0.00	\$121.50	\$0.00	\$0.00
44 Mail Facility	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
45 Pool	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
46 Restrooms, Common	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
47 Stairs and Handrails	\$0.00	\$12,900.00	\$0.00	\$0.00	\$0.00
48 Trash Chutes	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00
49 Walls, Common Interior	\$0.00	\$0.00	\$0.00	\$10,000.00	\$18,720.00
50 Windows, Common	\$0.00	\$0.00	\$100.21	\$0.00	\$0.00
Observed Subtotal:	\$0	\$14,880	\$5,875	\$10,000	\$18,720
Item	Health /Safety (24 Hours)	Immediate (1 Months)	Urgent (6 Months)	Short Term (1 Year)	Long Term (Over 1 Year)
Unit					
51A Appliances Refrigerator	\$0.00	\$3,000.00	\$0.00	\$2,775.00	\$0.00
51B Range	\$0.00	\$1,140.00	\$1,475.00	\$0.00	\$0.00
51C Vent Hood	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51D Disposal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51E Dishwasher	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51F Washer / Dryer / Hookups	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52A Bathroom, Accessories	\$0.00	\$0.00	\$0.00	\$4,340.00	\$0.00
52B Bathroom, Cabinets/Countert	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52C Bathroom, Exhaust Fan	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
52D Bathroom, Faucet	\$0.00	\$75.00	\$1,345.00	\$0.00	\$0.00
52E Bathroom, Sink	\$0.00	\$0.00	\$430.00	\$600.00	\$0.00
52F Bathroom, Toilet	\$0.00	\$1,580.00	\$0.00	\$0.00	\$0.00
52G Bathroom, Tub / Faucet / Sur	\$0.00	\$0.00	\$269.00	\$1,165.00	\$0.00
53 Call for Aid	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
54 Ceilings, Unit	\$0.00	\$0.00	\$16,761.20	\$0.00	\$0.00
55A Doors, Unit Entry	\$0.00	\$1,600.00	\$20,680.00	\$400.00	\$0.00
55B Doors, Unit Closet	\$0.00	\$0.00	\$0.00	\$1,950.00	\$0.00
55C Doors, Unit Interior	\$0.00	\$0.00	\$1,320.00	\$4,780.00	\$0.00
56 Electrical, Unit	\$780.00	\$0.00	\$275.00	\$165.00	\$0.00
57 Fire Extinguisher, Unit	\$5,530.00	\$0.00	\$0.00	\$0.00	\$0.00
58 Floor Covering, Unit	\$0.00	\$0.00	\$9,075.00	\$37,455.00	\$0.00
59 Health & Safety	\$100.00	\$240.00	\$0.00	\$0.00	\$0.00
60 HVAC Components	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
61 Infestation	\$0.00	\$15,187.50	\$0.00	\$0.00	\$0.00
62A Kitchen Cabinets	\$0.00	\$0.00	\$0.00	\$5,850.00	\$0.00
62B Kitchen Counters	\$0.00	\$0.00	\$0.00	\$384.00	\$0.00
62C Kitchen Faucet	\$0.00	\$75.00	\$300.00	\$2,675.00	\$0.00
62D Kitchen Sink	\$0.00	\$0.00	\$220.00	\$0.00	\$0.00

Observed Deficiency Cost Summary
Building Inspection Service, Inc.

Item	Health /Safety (24 Hours)	Immediate (1 Months)	Urgent (6 Months)	Short Term (1 Year)	Long Term (Over 1 Year)
Unit					
63 Lighting	\$395.00	\$75.00	\$5,190.00	\$1,352.00	\$0.00
64 Painting, entire unit	\$0.00	\$600.00	\$0.00	\$16,275.00	\$0.00
65 Smoke Detector	\$4,125.00	\$0.00	\$0.00	\$0.00	\$0.00
66 Stairs and Handrails	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
67 Storm/Screen Doors	\$0.00	\$0.00	\$0.00	\$650.00	\$0.00
68A Walls, Unit Interior	\$0.00	\$0.00	\$0.00	\$1,680.00	\$0.00
68B Trim	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
69 Water Heater, Unit	\$0.00	\$1,600.00	\$700.00	\$0.00	\$0.00
70 Windows, Unit	\$0.00	\$967.57	\$320.00	\$0.00	\$0.00
Observed Subtotal:	\$10,930	\$26,140	\$58,360	\$82,496	\$0
PROPERTY TOTAL:	\$15,358	\$45,021	\$79,915	\$338,126	\$91,370
Deficiency Costs Projected for Entire Property based on % of Units and Buildings Inspected.					
Common	\$0	\$14,880	\$5,875	\$10,000	\$18,720
Exterior	\$0	\$238	\$2,720	\$460,851	\$137,228
Site	\$0	\$3,875	\$11,000	\$1,650	\$0
Systems	\$7,888	\$0	\$6,120	\$0	\$0
Unit	\$72,162	\$172,581	\$385,303	\$544,651	\$0
Total Projected Subtotal:	\$80,049	\$191,574	\$411,018	\$1,017,152	\$155,948

Item	Estimated Hawaiian Useful Life	Actual Age	Estimated Remaining Life	Item Replacement		
				Year	Cost	
Site						
1 Drainage Components	25	38	10	2013	35,679	
2 Dumpster/Rubbish Enclosures	10	38	0	2003	80,678	
3 Fencing	20	38	2	2005	116,664	
4 Lawns/Plantings	50	38	0	2003	2,288,367	
5 Parking Areas/Roads/Drives	12	38	0	2003	503,184	
6 Playground/Benches/Equipment	15	38	0	2003	3,500	
7 Retaining/Decorative Walls	25	38	0	2003	130,200	
8 Site Lighting	20	38	0	2003	45,075	
9 Steps	40	38	0	2003	1,428	
10 Walkways	25	38	0	2003	749,974	
AREA SUBTOTAL:	5 Year Costs	\$3,919,070	10 Year Costs	\$116,357	20 Year Costs	\$632,437
Exterior						
11 Exterior Painting	5	8	0	2003	744,256	
12 Fire Escapes					0	
13 Foundations	40	38	0	2003	1,102,989	
14 Gutters / Downspouts	15	38	0	2003	272,896	
15A Insulation, Walls					0	
15B Insulation, Ceilings					0	
16 Lighting, Building - Non Site	20	38	1	2004	250,240	
17 Porch / Patio / Balcony	40	38	2	2005	8,413,600	
18 Roofs	10	9	0	2003	297,284	
19 Security Screens	15	38	2	2005	12,066	
20 Storm / Screen Windows	25	38	0	2003	311,376	
21 Exterior Walls	40	38	2	2005	15,398,400	
AREA SUBTOTAL:	5 Year Costs	\$27,547,363	10 Year Costs	\$1,041,540	20 Year Costs	\$2,070,758
Systems						
22 Common Water Heaters	25	38	0	2003	163,500	
23 Electrical, Common	40	20	10	2013	137,059	
24 Elevators	20	38	0	2003	1,558,800	
25 Emergency Generators	30	38	0	2003	56,000	
26 Emergency Lighting	30	38	0	2003	33,750	
27 Exhaust Systems	15	20	5	2008	440	
28 Fire Alarm System	10	20	0	2003	12,671	
29 Fire Extinguisher/Hoses, Common	10	38	0	2003	1,683	
30 Gas Lines	40	10	30			
31 HVAC Components					0	
32 Sewer / Water Distribution	40	38	0	2003	3,143,672	
33 Sprinkler System					0	
AREA SUBTOTAL:	5 Year Costs	\$4,970,517	10 Year Costs	\$151,414	20 Year Costs	\$1,573,594

Blank cell indicates a non-applicable item or no need for replacement within the next 20 years.

Replacement data is only provided for those items with a remaining life expectancy of 20 years or less.

Costs are not adjusted for inflation. All costs are in 2003 dollars.

Capital Needs Assessment
Building Inspection Service, Inc.

Item	Estimated Hawaiian Useful Life	Actual Age	Estimated Remaining Life	Item Replacement		
				Year	Cost	
Common						
34 Accessory Buildings	40	25	15	2018	5,940	
35 Carports					0	
36 Ceilings, Common	40	38	0	2003	59,263	
37A Doors, Common Entry	20	38	5	2008	264,822	
37B Doors, Common Closet	40	38	0	2003	0	
37C Doors, Common Interior	40	38	0	2003	273,350	
38 Floors, Common	20	38	0	2003	57,617	
39 Garages					0	
41 Kitchen, Common	15	38	5	2008	7,993	
42 Laundry	20	38	0	2003	2,347	
43 Lighting, Common	20	38	0	2003	56,620	
44 Mail Facility	20	38	0	2003	46,050	
45 Pool					0	
46 Restrooms, Common	15	38	5	2008	8,133	
47 Stairs and Handrails	40	38	2	2005	286,878	
48 Trash Chutes	30	38	0	2003	89,700	
49 Walls, Common Interior	40	38	2	2005	2,127	
50 Windows, Common	15	38	0	2003	31,150	
AREA SUBTOTAL:	5 Year Costs	\$1,186,050	10 Year Costs	\$0	20 Year Costs	\$215,850
Unit						
51A Appliances Refrigerator	15	8	7	2010	460,500	
51B Range	15	8	7	2010	245,600	
51C Vent Hood					0	
51D Disposal					0	
51E Dishwasher					0	
51F Washer / Dryer / Hookups	10	8	2	2005	14,736	
52A Bathroom, Accessories	15	38	0	2003	286,290	
52B Bathroom, Cabinets/Countertop					0	
52C Bathroom, Exhaust Fan					0	
52D Bathroom, Faucet	15	38	0	2003	131,040	
52E Bathroom, Sink	20	38	0	2003	268,320	
52F Bathroom, Toilet	15	38	0	2003	112,320	
52G Bathroom, Tub / Faucet / Surroun	15	38	0	2003	1,197,300	
53 Call for Aid					0	
54 Ceilings, Unit	40	38	0	2003	2,294,122	
55A Doors, Unit Entry	20	38	0	2003	2,133,600	
55B Doors, Unit Closet	20	38	0	2003	435,940	
55C Doors, Unit Interior	20	38	0	2003	1,214,100	
56 Electrical, Unit	25	38	0	2003	2,447,826	

Blank cell indicates a non-applicable item or no need for replacement within the next 20 years.

Replacement data is only provided for those items with a remaining life expectancy of 20 years or less.

Costs are not adjusted for inflation. All costs are in 2003 dollars.

Capital Needs Assessment

Building Inspection Service, Inc.

Item		Estimated Hawaiian Useful Life	Actual Age	Estimated Remaining Life	Item Replacement	
					Year	Cost
Unit						
57 Fire Extinguisher, Unit		10	8	0	2003	67,540
58 Floor Covering, Unit		20	38	0	2003	2,230,396
60 HVAC Components						0
62A Kitchen Cabinets		20	38	0	2003	1,246,420
62B Kitchen Counters		20	38	5	2008	235,776
62C Kitchen Faucet		15	38	0	2003	92,100
62D Kitchen Sink		20	38	10	2013	196,480
63 Lighting		30	38	0	2003	392,960
64 Painting, entire unit		5	10	0	2003	1,840,419
65 Smoke Detector		15	5	0	2003	27,630
66 Stairs and Handrails		40	38	2	2005	367,359
67 Storm/Screen Doors		25	15	5	2008	533,400
68A Walls, Unit Interior		40	38	2	2005	8,293,256
68B Trim						0
69 Water Heater, Unit		15	8	4	2007	154,728
70 Windows, Unit		15	38	0	2003	1,785,210
AREA SUBTOTAL:	5 Year Costs	\$29,643,207	10 Year Costs	\$2,810,539	20 Year Costs	\$15,078,509
PROPERTY TOTAL:	5 Year Costs	\$67,266,206	10 Year Costs	\$4,119,850	20 Year Costs	\$19,571,148

Blank cell indicates a non-applicable item or no need for replacement within the next 20 years.

Replacement data is only provided for those items with a remaining life expectancy of 20 years or less.

Costs are not adjusted for inflation. All costs are in 2003 dollars.

Code Violations

Building Inspection Service, Inc.

Description	Date	Action taken to correct	Date of Compliance	Still Outstanding
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The property has fire alarms which are inoperable with damaged pull stations

Repair pull stations.



	On Prior	Corrected	Date Corrected
Building Improvements:			
Handicap Accessible Unit Fitout	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fire Protection Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roofing Refurbishment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
External Walls and Structural Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Exterior Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Electrical, Fire Alarms and Emergency Pow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dwelling Accessibility and Miscellaneous External W	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Termite Damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Supporting Structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Exterior Doors and Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kitchen Cabinetry and Internal Millwork	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Exterior Stairs, Railings and Gaurdrails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Internal Finishes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Interior Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Interior Appliances (Range and Refrigerator)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Administration, Community Buildings and Restrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Internal Stairs and Handrails	<input type="checkbox"/>	<input type="checkbox"/>	
Internal Miscellaneous	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Internal Electrical Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Internal Mechanical Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Windows, Glazing and Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Conveying Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site Improvements:			
Outbuildings and Covered Ways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
External Stormwater Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
External Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fences and Retaining Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ground Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Landscaping, Irrigation and Site Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Miscellaneous Site Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Hazardous Materials (LBP, ACM, PCB)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Tenant Relocation Costs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structure Demolition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electrical Supply and Site Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roads, Footpaths and Paved Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Energy Conservation

Building Inspection Service, Inc.

	Yes	NA
Are water saver toilets in use throughout	<input type="checkbox"/>	<input type="checkbox"/>
- if not, are repairs/replacements being made with water saver toilets?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are aerators typically in place on kitchen and bath faucets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are water restrictors used in the showers?	<input type="checkbox"/>	<input type="checkbox"/>
Have common area lighting been converted to energy saver bulbs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is common area lighting on timers?	<input type="checkbox"/>	<input type="checkbox"/>
Indicate type of site lighting:		
- High Pressure Sodium (HID)	<input checked="" type="checkbox"/>	
- Low Pressure Sodium (HID)	<input type="checkbox"/>	
- Mercury Vapor (HID)	<input type="checkbox"/>	
- Fluorescent	<input type="checkbox"/>	
- Incandescent Flood Bulbs	<input type="checkbox"/>	
- Other	<input type="checkbox"/>	
Is site lighting on timers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is a sprinkler used to water the landscape?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- If yes, is sprinkler system on a timer?	<input type="checkbox"/>	<input type="checkbox"/>

Lead and Asbestos Abatement

Asbestos Present	<input checked="" type="checkbox"/>
Risk:	High
Impact:	Caution
<i>Comment</i>	
HW Insulation, sink, VAT	

Lead Paint Present	<input checked="" type="checkbox"/>
Risk:	High
Impact:	Immediate
<i>Comment</i>	

Building Name	Unit Name
A	A0817
A	A1516
A	A1608
A	A0205
A	A0217
A	A0405
A	A0518
A	A0618
A	A1510
A	A0806
A	A1604
A	A1011
A	A1205
A	A1411
A	A1617
A	A1618
A	A1713
A	A1718
A	A0805
A	A0702
A	A0203
A	A0207
A	A0314
A	A0408
A	A0504
A	A1703
A	A0610
A	A1416
A	A0803
A	A0814
A	A1204
A	A0516
A	A1214
A	A0815
A	A1109
A	A1103
A	A1016
A	A1001
A	A0907
B	B0208
B	B0111
B	B0419
B	B0603
B	B0711
B	B0903
B	B1010
B	B0217
B	B0912
B	B1716
B	B0602
B	B0205
B	B1711
B	B0404
B	B0413
B	B0606

Building Name	Unit Name
B	B0712
B	B1709
B	B0906
B	B0112
B	B1012
B	B1018
B	B1119
B	B1404
B	B1504
B	B1605
B	B1713
B	B0211
B	B0713
B	B0708
B	B0308
B	B0317
B	B0408
B	B0306
B	B0612
B	B1614
B	B0715
B	B0807
B	B0816
B	B1502
B	B0414
B	B0817
B	B1216
B	B1116
B	B1107
B	B1016
B	B1007
B	B0909
B	B1516
C	1588C
C	1474C
C	1498C
C	1576C
D	1538D
D	1550D
E	1427E
F	None

Resident Input	Management Input	Inspector Concurs	Recommended Improvements
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Fire alarm system inoperative
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dry standpipes certification not current.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Need for handicap accessibility on the property.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Trash chute issues
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	No internal upgrades in units.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residents complained of vandalism, graffiti,
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site lighting issues near the bus stop and behind the low-rise buildings.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sewer line problems in the B building ground floor rendering units to be taken offline.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Elevator operational concerns. Safety concerns from vibrating equipment, crowded elevators and poor performance during morning and evening demand time frame peaks.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Structural issues with spalling, cracks, and exposed rebar issues at b building exterior walls .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residents requested garbage disposals.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Laundry equipment concerns. Damaged inoperative appliances, unsanitary and competition between residents due to inadequate equipment ratios per resident. Inspector found unvented dryers, active leaks in waste pipes and open waste vent connections producing methane and sewer gases. Residents complained of limited laundry hours also impacting the above captioned issues.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Abuse of stairwells resulting in human waste and trash accumulations and unsanitary conditions despite the ongoing maintenance performances to reduce such accumulations and clean and maintain the stairwell areas.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Security issues need to be addressed to eliminate the stairwell issues.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residents requested that paint be provided to them to paint their units
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residents complained of noise issues from adjacent units.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lead based paint confirmed to be on the site and undergoing lead based paint management via encapsulation methodology. The encapsulate paints are deteriorating and residents are concerned.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pest populations of ants, roaches, mice and maggots are chronic in areas throughout the property.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residents complained of inadequate hot water which is understandable with recent boiler change outs in the B building high-rise, and judging by the age of existing boilers. Some residents voiced concerns of outrage based on the frequency of no hot water.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residents indicated that entities other than in house Residents wanted to voice concern that outside entities other than housing authority entities were known to repair / replace VCT floors in units.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Unit outlets are old worn and poorly secured to walls.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Common areas are constantly difficult to keep clean and maintain.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage issues specifically near the high-rise buildings.

Resident Input	Management Input	Inspector Concur	Recommended Improvements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Light fixtures are old, worn and suspected of producing limited performance of the replacement bulb life.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Second floor high rise units are not secure due to access to jalousie windows from easily accessible building rooftop.

49 Walls, Common Interior**Description/Current Condition**

The walls are concrete with drywall and plaster covered partition walls. The walls are in maintenance condition and may require replacement at the end of their expected useful life.

Capital Need AnalysisProperty Item Replacement Cost: **\$2,126.78**

Footprint

Data Capture Instructions

Age*	38
HUL	40
RUL*	2

*Average

Notes:**Deficiencies - Observed & Projected***

Qty	DeficiencyCategories	Cost	Projected *
Short Term (1 Year)			
1	Repaint	\$10,000	\$10,000
Subtotal		\$10,000	\$10,000
Long Term (Over 1 Year)			
2	Repaint	\$18,720	\$18,720
Subtotal		\$18,720	\$18,720
Total		\$28,720	\$28,720

* Projected across entire property based on % of units and buildings inspected.

50 Windows, Common

Description/Current Condition

The windows are generally jalousie style windows located in the common areas. They were typically missing screens, the hardware was either damaged or missing and difficult to operate suggesting that these components are past their normal useful lifespan. The windows are currently exceeding the recommended useful life and may require replacement.

Capital Need Analysis

Property Item Replacement Cost: \$31,150.00

Footprint

Data Capture Instructions

Age*	38
HUL	15
RUL*	0

*Average

Notes: The windows are currently exceeding the recommended useful life and may require replacement.

Deficiencies - Observed & Projected*

Qty	DeficiencyCategories	Cost	Projected *
Urgent (6 Months)			
2	Replace Glass	\$100	\$100
Subtotal		\$100	\$100
Total		\$100	\$100

* Projected across entire property based on % of units and buildings inspected.